



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment
Government Center- Board Room
509 West 5th St, Red Wing MN 55066

Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. June 27, 2022 BOA Meeting Minutes

Documents:

[BOAMEETINGMINUTES_JUNEMEETING_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

PUBLIC HEARING: Request For Variance To Bluffland Standards

Request for Variance, submitted by Dustin Schroeder (Owner), to Article 12 (Bluffland Protection Standards) to allow construction of an accessory building less than 30 feet from the top of a bluff. Parcel 40.033.0303. 50927 Branch Trail Pine Island, MN 55963. Part of the NW ¼ of the NE ¼ of Section 33 TWP 109 Range 16 in Roscoe Township. A-2 Zoned District.

Documents:

[BOAPACKET_SCHROEDER_REDACTED.PDF](#)

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
June 28, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:00 PM by Chair Daniel Knott at the Goodhue County Government Center Board Room.

Roll Call

Commissioners Present: Daniel Knott, Darwin Fox, Denny Tebbe, and Randy Rechtzigel

Commissioners Absent: Keith Allen

Staff Present: Land Use Director Lisa Hanni, Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field

1. Approval of Agenda

¹Motion by Commissioner Fox and seconded by Commissioner Rechtzigel to approve the meeting agenda.

Motion carried 4:0

2. Approval of Minutes

Commissioner Tebbe noted an omission in the May 23 meeting minutes.

²Motion by Commissioner Tebbe and seconded by Commissioner Fox to approve as amended the previous month's meeting minutes.

Motion carried 4:0

3. Approval of Special Meeting Minutes

³Motion by Commissioner Fox and seconded by Commissioner Tebbe to approve the previous month's special meeting minutes from May 31.

Motion carried 4:0

4. Conflict/Disclosure of Interest

Commissioner Fox stated that he could have a conflict because Cindy Fox is married to his cousin and the fact that his company has done work on the property.

Chair Knott stated he does have a concern about Commissioner Fox excusing himself from consideration of the item because we only have four members present.

Commissioner Fox stated he does not believe he would have any monetary gain by the request but he just wanted to have the relationship on the record.

Chair Knott stated that his only concern is if we exclude Commissioner Fox we won't have a quorum for that item.

Chair Knott asked Commissioner Fox if he was okay to make an impartial decision on the Fox item?

Commissioner Fox stated he is.

Chair Knott stated that Commissioner Fox disclosed his relationship and that it is not a monetary interest.

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5. Public Hearings:

PUBLIC HEARING: Request for Variance, submitted by Brock Gobin (Owner), to Article 12 (Bluffland Protection Standards) to allow construction of a replacement dwelling 8-feet into the bluff impact zone. Parcel 45.026.1401. 3884 Sogn Valley Trail Dennison, MN 55018. Part of the W ½ of the NW ¼ of Section 26 TWP 111 Range 18 in Warsaw Township. A-2 Zoned District.

Koberoski presented the staff report and attachments.

Brock Gobin (Owner) stated that he feels that this is the best spot to place the house. At the longest point, the dwelling is about 54 feet by 70 feet and that puts him inside the 30-foot bluffland setback. On the east side, it is not in the impact zone. It is about 37 feet to 38 feet from the south property line to leave space for the driveway.

Commissioner Tebbe mentioned that the Applicant stated that he would use best management practices and install a silt fence. This was recommended by Soil and Water. He asked if that was Mr. Gobin's intent, to follow these best practices?

Mr. Gobin stated yes, if he was granted the right to put a deck within the bluff impact zone, he thinks the best option would be to bring in some rock and put it on top of the bluff, under the deck, and down the hill. It is pretty well-vegetated so there is not a lot of erosion occurring right now.

Chair Knott opened the Public Hearing

No one spoke for or against the request.

4After Chair Knott asked three times for comments it was moved by Commissioner Fox and seconded by Commissioner Rechtzigel to close the Public Hearing.

Motion carried 4:0

Commissioner Fox asked if anyone besides staff had been out to look at this site?

Pierret answered no, just staff.

Commissioner Tebbe stated that the proposed dwelling seems like a better fit with the bluff than the old structure.

5Motion by Fox, seconded by Tebbe, for the Board of Adjustment to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Brock Gobin (Owner) to Bluffland protection standards to allow construction of a replacement dwelling and associated excavation/grading of land 8 feet into the bluff impact zone.

Motion carried 4:0

PUBLIC HEARING: Request for Variance, submitted by Mason Grobe (Owner), to Article 12 (Bluffland Protection Standards) to allow construction of a dwelling addition and associated grading/excavation 8.76-feet into the bluff impact zone. Parcel 32.035.1300. 34582 335th ST Lake City, MN 55041. The NE ¼ of the SW ¼ of Section 35 TWP 112 Range 13 in Florence Township. A-2 Zoned District.

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Pierret presented the staff report and attachments.

Mason Grobe (Owner) stated that he wants to put a garage to the left of the house and add a second story with direct access to the upstairs. The current septic is to the right of the house and the future septic will be to the back of the house so this location works best.

Chair Knott opened the Public Hearing.

No one spoke for or against the request.

6After Chair Knott asked three times for comments it was moved by Commissioner Tebbe and seconded by Commissioner Rechtzigel to close the Public Hearing.

Motion carried 4:0

Commissioner Tebbe stated that when looking at the picture provided showing the addition, it is very similar to the Kuyath request last month. It seems the similarities have been addressed in the same way and he can certainly support the staff recommendation.

7Motion by Tebbe, seconded by Fox, for the Board of Adjustment to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Mason Grobe (Owner) to Bluffland protection standards to allow construction of a dwelling addition and associated grading/excavation work 9-feet into the bluff impact zone.

Motion carried 4:0

PUBLIC HEARING: Request for Variance, submitted by Mitchell Jackson (Owner), to Article 12 (Bluffland Standards) to allow construction of an accessory building less than 30-feet from the top of a bluff and grading/excavation for a retaining wall within the bluff impact zone. Parcel 46.028.2101. 14417 Welch Trail Welch, MN 55089. The N 1/2 and Part of the S 1/2 of the NW 1/4 of Section 28 TWP 113 Range 16 in Welch Township. A-2 Zoned District.

Pierret presented the staff report and attachments.

Chair Knott opened the Public Hearing.

No one spoke for or against the request.

8After Chair Knott asked three times for comments it was moved by Commissioner Rechtzigel and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 4:0

Commissioner Tebbe said that it appears that they have proposed a location with the least impact and the driveway would probably be the shortest so that would limit the impervious area. He can support the request.

Commissioner Fox agreed stating the buildable area is very limited and they picked the best location. He is glad they are putting in the retaining wall to try and control erosion.

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⁹Motion by Tebbe, seconded by Rehtzigel, for the Board of Adjustment to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Mitchell Jackson (Owner) to Bluffland protection standards to allow construction of an accessory building 0 feet from the top of a bluff and associated grading/excavation for construction of a retaining wall within the bluff impact zone.

Motion Carried 4:0

PUBLIC HEARING: Request for Variance, submitted by Cindy Fox (Applicant) on behalf of the Gerald Fox Liv Trust (Owner), to Article 12 (Bluffland Standards) to allow construction of an accessory building less than 30-feet from the top of a bluff and grading/excavation for a dwelling site within the bluff impact zone. Parcel 46.021.0700. TBD County 7 BLVD Welch, MN 55089. Part of the NE ¼ of the SE ¼ of Section 21 TWP 113 Range 16 in Welch Township. A-2 Zoned District.

Koberoski presented the staff report and attachments.

Chair Knott opened the Public Hearing.

No one spoke for or against the request.

¹⁰After Chair Knott asked three times for comments it was moved by Commissioner Fox and seconded by Commissioner Tebbe to close the Public Hearing.

Motion carried 4:0

Commissioner Tebbe said that the documentation states the dwelling will be as close to the homestead as possible. He questioned whether there was a map that showed the previous dwelling.

Pierret stated that the GIS does not clearly show where the old homestead was. That is why staff had to go out in 2020 to verify that there was a house there.

Commissioner Tebbe asked if it is reasonable to assume they are going to be as close as possible?

Pierret said that is correct.

Commissioner Fox said that this request came before the Welch Planning Commission back in 2020 to verify and locate the previous dwelling. He can remember when the old granary and remnants of the house were there. They went through it quite thoroughly at the Welch Planning Commission to confirm it was a replacement site. The new dwelling is very close to where the original was.

¹¹Motion by Tebbe, seconded by Rehtzigel, for the Board of Adjustment to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Cindy Fox (Applicant) on behalf of the Gerald Fox Livable Trust (Owner) to Bluffland protection standards to allow construction of an accessory structure 6.5-feet from the top of a bluff, and associated excavation/grading for construction of a dwelling 10-feet into the bluff impact zone.

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Motion carried 4:0

PUBLIC HEARING: Request for Variance, submitted by Grant Voth (Owner), to Article 12 (Bluffland Standards) to allow construction of a replacement dwelling 8-feet from the top and toe of a bluff and grading/excavation 12-feet into the bluff impact zone. Parcel 34.001.1000. 28935 Circle S Road Red Wing, MN 55066. Part of the SE ¼ of the SW ¼ of Section 01 TWP 112 Range 14 in Hay Creek Township. A-2 Zoned District.

Koberoski presented the staff report and attachments.

Chair Knott opened the Public Hearing.

No one spoke for or against the request.

¹²After Chair Knott asked three times for comments it was moved by Commissioner Fox and seconded by Commissioner Tebbe to close the Public Hearing.

Motion carried 4:0

Commissioner Fox stated that staff did a good job presenting the information.

¹³Motion by Fox, seconded by Rehtzigel, for the Board of Adjustment to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Grant Voth (Owner) to Bluffland protection standards to allow construction of a replacement dwelling 8 feet from the top and toe of a bluff, and associated excavation/grading 12 feet into the bluff impact zone.

Motion carried 4:0

PUBLIC HEARING: Request for Variance, submitted by Jeff Davis (Owner), to R-1 Zoning District standards to allow construction of an accessory structure greater than 2100 square feet. Parcel 41.018.0202. 867 Sciota Trail Randolph, MN 55065. Part of the N ½ of the NE ¼ of Section 18 TWP 112 Range 18 in Stanton Township.

Koberoski presented the staff report and attachments.

Chair Knott opened the Public Hearing.

No one spoke for or against the request.

¹⁴After Chair Knott asked three times for comments it was moved by Commissioner Tebbe and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 4:0

Commissioner Tebbe asked if this is the only accessory structure the Applicant would be allowed or would he be allowed more than one?

Pierret stated that he would be allowed more accessory buildings, up to 20% lot coverage. He has indicated there are no other feasible places on the site for another building.

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Commissioner Tebbe asked if this request, which exceeds 2100 square feet, was approved, will it still fall under the 20%?

Pierret stated yes.

Commissioner Rehtzigel asked how many 2100 square foot structures could you build here?

Pierret stated up to 20% of the 5.5 acres.

Commissioner Rehtzigel said that seems excessive.

Hanni stated the 20% coverage number is large here because these are larger lots. On a smaller lot, you would not be able to have that many structures. R1 lots range from 20,000 square feet to 10 acres or more around the County. The Township only allows 2 or 3 accessory structures in residential districts. In this case, the Township is more restrictive than the County when limiting accessory buildings.

Commissioner Rehtzigel asked if the maximum is 7200 square feet on an A2 lot?

Pierret stated it is 7200 square feet for non-agricultural buildings.

¹⁵Motion by Fox, seconded by Rehtzigel, for the Board of Adjustment to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the variance request, submitted by Jeffrey Davis (Owner), to R1 Zoning District standards to allow construction of a 3,200 square foot (50-foot x 64-foot) post-frame style shed.

Motion carried 4:0

5. Other-Discussion

A reminder that the next meeting will be held on 25 July. There is already a request for this meeting.

Hanni noted that the accessory building size was amended for R1 Districts around 2005 and the request for variance to structure size heard tonight was one of the only requests we have received since then.

ADJOURN

¹⁶Motion by Fox, seconded by Tebbe to adjourn the BOA meeting at 5:50 pm.

Motion carried 4:0

Respectfully submitted:
Patty Field, Zoning Administrative Assistant

MOTIONS

¹ APPROVE the meeting agenda.

Motion carried 4:0

² APPROVE the previous meeting minutes as amended.

Motion carried 4:0

³ APPROVE the previous special meeting minutes.

Motion carried 4:0

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⁴Close the Public Hearing

Motion carried 4:0

⁵APPROVE the Variance request to Bluffland protection standards to allow construction of a replacement dwelling and associated excavation/grading of land 8-feet into the bluff impact zone.

Motion carried 4:0

⁶Close the Public Hearing

Motion carried 4:0

⁷APPROVE the Variance request to Bluffland protection standards to allow construction of a dwelling addition and associated grading/excavation work 9-feet into the bluff impact zone.

Motion carried 4:0

⁸Close the Public Hearing

Motion carried 4:0

⁹APPROVE the Variance request to Bluffland protection standards to allow construction of an accessory building 0 feet from the top of a bluff and associated grading/excavation for construction of a retaining wall within the bluff impact zone.

Motion carried 4:0

¹⁰Close the Public Hearing

Motion carried 4:0

¹¹Approve the Variance request to Bluffland protection standards to allow construction of an accessory structure 6.5-feet from the top of a bluff, and associated excavation/grading for construction of a dwelling 10-feet into the bluff impact zone.

Motion carried 4:0

¹²Close the Public Hearing

Motion carried 4:0

¹³APPROVE the Variance request to Bluffland protection standards to allow construction of a replacement dwelling 8 feet from the top and toe of a bluff, and associated excavation/grading 12 feet into the bluff impact zone.

Motion carried 4:0

¹⁴Close the Public Hearing

Motion carried 4:0

¹⁵APPROVE the Variance request to R1 Zoning District standards to allow construction of a 3,200 square foot (50 foot x 64 foot) post-frame style shed.

Motion carried 4:0

¹⁶ADJORN

Motion carried 4:0

UNOFFICIAL UNTIL APPROVED BY THE BOA

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: July 25, 2022
Report date: July 15, 2022

PUBLIC HEARING: Request for Variance, submitted by Dustin Schroeder (Owner) to Article 12 (Bluffland Protection Standards) to allow construction of a shed 25-feet from the top of a bluff where 30-feet is required.

Application Information:

Applicant(s): Dustin Schroeder (Owner)
Address of zoning request: 50927 Branch Trail Pine Island, MN 55963
Parcel: 40.033.0303
Abbreviated Legal Description: Part of the NW ¼ of the NE ¼ of Section 33 TWP 109 Range 16 in Roscoe Township.
Township Information: Roscoe Township has signed acknowledgment of the variance request and did not convey any concerns regarding the application.
Zoning District: A-2 (General Agriculture District)

Attachments and Links:

Application and submitted project summary
Site Map(s)
Goodhue County Zoning Ordinance:
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

Dustin Schroeder (Applicant) has applied for a variance to bluffland protection standards to construct a 36-foot by 56-foot accessory structure to be used for equipment storage. The shed is proposed to be 25-feet from the top of a bluff where 30-feet is required.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- Bluffland setbacks and restrictions on development in the bluff impact zone are intended to preserve and protect the sensitive physical features of the Bluffs by regulating development, preventing erosion, and controlling the cutting of timber on the slopes and tops of bluffs.
- The Applicant expressed willingness to abide by best management practices when

constructing the accessory building.

The request appears in harmony with the purpose and intent of the official controls.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan also prioritizes protecting and conserving natural landscapes and utilizing best management practices to enhance the health of environmentally sensitive areas.

The proposed accessory building appears consistent with the Goodhue County Comprehensive Plan if best management practices are used to prevent excessive erosion.

3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The Applicant’s desire to construct an accessory structure is a reasonable use of property in the A-2 District.
- The parcel is an existing 14-acre lot which is a conforming lot size in the A-2 Zoning District (2-acre minimum).
- The Applicant stated the proposed structure cannot be moved further north to meet the 30-foot setback due to the location of an existing underground fiber-optic cable.
- The septic is located in front of the dwelling, and the well is located southeast of the existing shed. Adequate space exists on the property to accommodate an accessory structure.
- There is an open yard space north of the dwelling where an accessory building could be constructed and meet all required setbacks.
- The existing dwelling was built in 2016 and proper building permits were obtained from Land Use Management.
- Goodhue County Soil and Water Conservation District Water Planner, Chad Hildebrand, reviewed the site and recommended installing a silt fence along the top of the bluff to ensure no runoff occurs prior to earthwork. The silt fence should be kept in place throughout construction and only removed once at least 70% of the bare soil is revegetated.
- The site is surrounded by woodlands and bluffs to the east, Shoreland and Floodplain of the North Branch Middle Fork Zumbro River to the south, and row-crop agriculture to the north and west. Surrounding properties are zoned A-2 (General Agriculture District) to the west, east, and south. Properties to the north are zoned A-1 (Agricultural Protection District).
- The request appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Accessory structures are a permissible use in the A-2 Zoning District. The request does not constitute a use variance.

5) STAFF REVIEW:

- Staff has reviewed the site and conducted a site visit on July 2nd, 2022. Staff has questioned why the shed cannot be moved to the north, behind the existing dwelling, however the Applicant did not produce an explanation on this issue.
- The Applicant has already prepared a pad for the structure in the proposed location. Staff was unable to identify a reason a variance is warranted as there appears to be ample room to meet all GCZO setback requirements.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing.

The Board should specify the facts and reasons for the basis of the Board's determination, and adjust the above findings if necessary. In granting a variance, the Board of Adjustment may impose conditions directly related to, and bearing a rough proportionality with, the impact(s) created by the variance

Staff Recommendation:

After careful consideration, staff has provided two options for the Board to consider. Whether approved or denied the Board should:

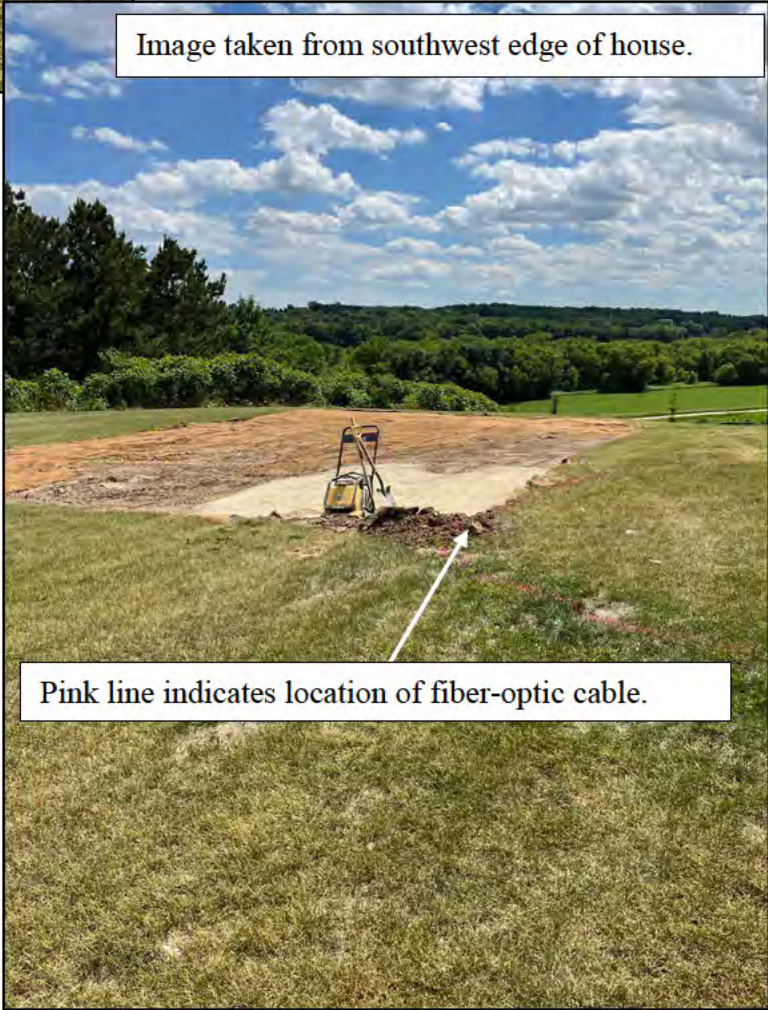
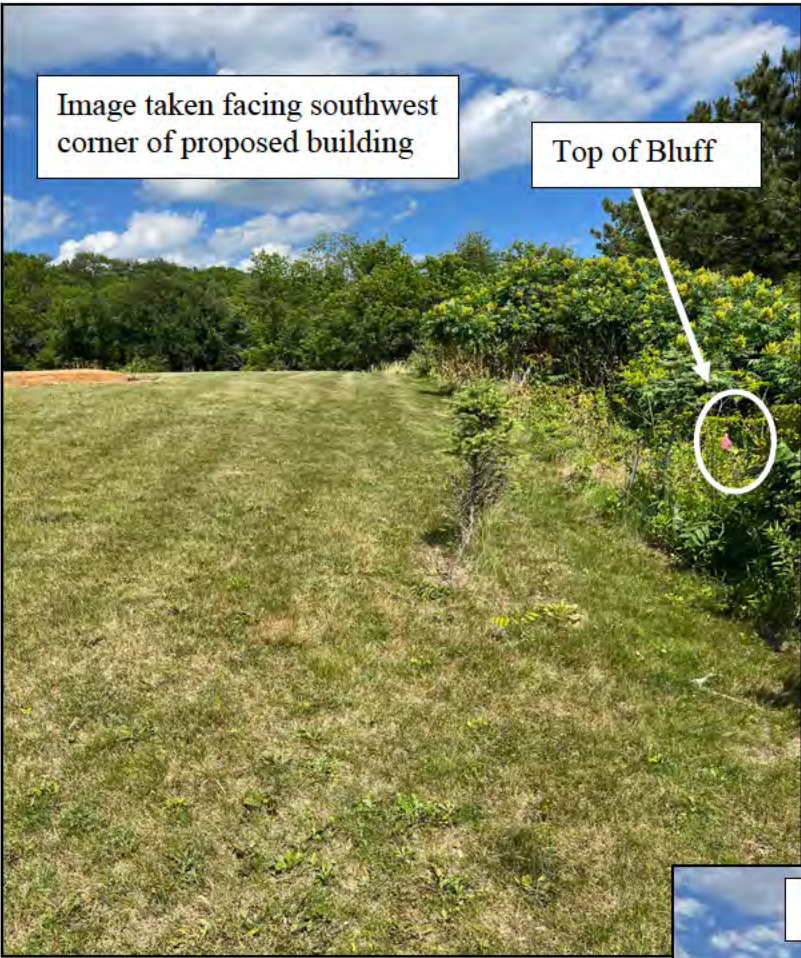
- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance, submitted by Dustin Schroeder (Owner) to Article 12 (Bluffland Protection Standards) to allow construction of an accessory structure no less than 25-feet from the top of a bluff where 30-feet is required. The Board should specify findings to approve the variance request during the meeting.

OR

DENY the request for a variance, submitted by Dustin Schroeder (Owner) to Article 12 (Bluffland Protection Standards) to allow construction of an accessory structure no less than 25-feet from the top of a bluff where 30-feet is required.







APPLICATION FOR Variance

For Staff Use only

FINANCE NUMBER **7 22-0045**
ISSUE RECEIPT # **17656** DATE **7/7/2022**

SITE ADDRESS, CITY, AND STATE			ZIP CODE
50927 Branch Trl. Pine Island, MN			55943
LEGAL DESCRIPTION			
Sect. 33 Twp-109 R. 116 1399 AC			
PARCEL	EDUCATION DISTRICT	LOT AREA (SQUARE FEET)	LOT DIMENSIONS
40.033.0303		13.99 AC	36' x 56' x 16'

APPLICANT OR AUTHORIZED AGENT'S NAME
Dustin Schroeder

APPLICANT'S ADDRESS
**50927 Branch Trl
Pine Island, MN 55943**

PROPERTY OWNER'S NAME
 Same as Above

PROPERTY OWNER'S ADDRESS

TELEPHONE

EMAIL

CONTACT FOR PROJECT INFORMATION
 Same as Above

ADDRESS

TELEPHONE

EMAIL

<p>VARIANCE REQUESTED TO: (check all that apply)</p> <p><input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage</p> <p><input type="checkbox"/> Property Line Setbacks <input checked="" type="checkbox"/> Bluff Setbacks</p> <p><input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks</p> <p><input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify)</p> <p><input type="checkbox"/> Subdivision Regulations</p>	CURRENT OR PREVIOUS USE: Yard
	PROPOSED USE: Accessory Buildings
	BUILDING APPLICATION PERMIT NO. (if any)
	DATE FILED

TOWNSHIP SIGNATURE

By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.

TOWNSHIP OFFICIAL'S SIGNATURE: **Scott Berg**

TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE: **Scott Berg Supervisor**

DATE: **6-29-22**

- By signing below, the applicant acknowledges:
1. The undersigned is the owner or authorized agent of the owner of this property.
 2. The information presented is true and correct to the best of my knowledge.
 3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
 4. Additional information or applications may be required.

Applicant's Signature: **Dustin Schroeder** Date: **6-29-22**

Print name: **Dustin Schroeder** (owner or authorized agent)

REQUEST SUMMARY

Please cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: 12 Section: 4 Name: Bluff Land Protection - General Regulations
Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

Discuss your current use of the property and the reason for your variance request:

The property has a residential house, yard and woods. We would like to construct a 36' x 56' accessory building on an unwooded part of the property. Due to new fiber laid in the specified area, one corner of the new shed would sit within 30' of the bluff (about 25').

Describe the effects on the property if the variance is not granted:

Equipment may need to be stored outside, which could be unsightly.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

New fiber was laid further into the yard than instructed.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

The shed could be smaller, this alternative is rejected because we already made it smaller than originally planned.

Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

None - the variance is less than 10' difference.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

In my opinion, granting this variance would not alter the "essential character" of the area.



☒ - proposed shed 36' x 56' x 16'
 Septic 1,200 sq ft drain field
 well 8" x 4" x 262'

— = New Fiber



Questions, let me know.

Thank you,

Chad Hildebrand

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
July 25, 2022

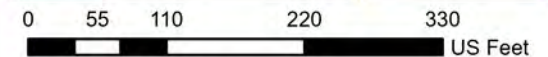
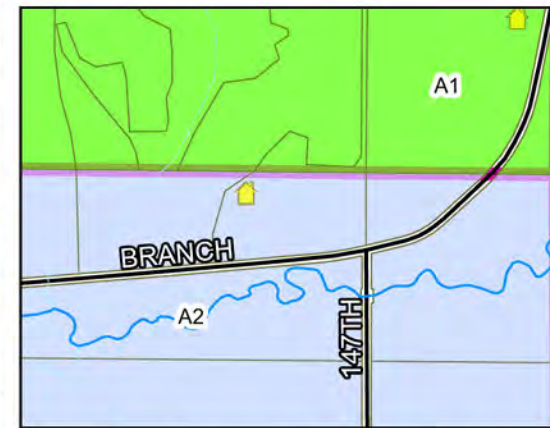
Dustin Schroeder (Owner)
A2 Zoned District

Part of the NW ¼ of the NE ¼ of
Section 33 TWP 109 Range 16
in Roscoe Township.

Variance request to allow construction
of a shed within 30-feet of a bluff

Legend

Intermittent Streams	Bluff Impact Zones (% slope) 20
Protected Streams	Bluff Impact Zones (% slope) 30
Lakes & Other Water Bodies	FEMA Flood Zones
Shoreland	2% Annual Chance
Historic Districts	A
Parcels	AE
Registered Feedlots	AO
Dwellings	X
Municipalities	



DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2022.

2020 Aerial Imagery
Map Created July, 2022 by LUM

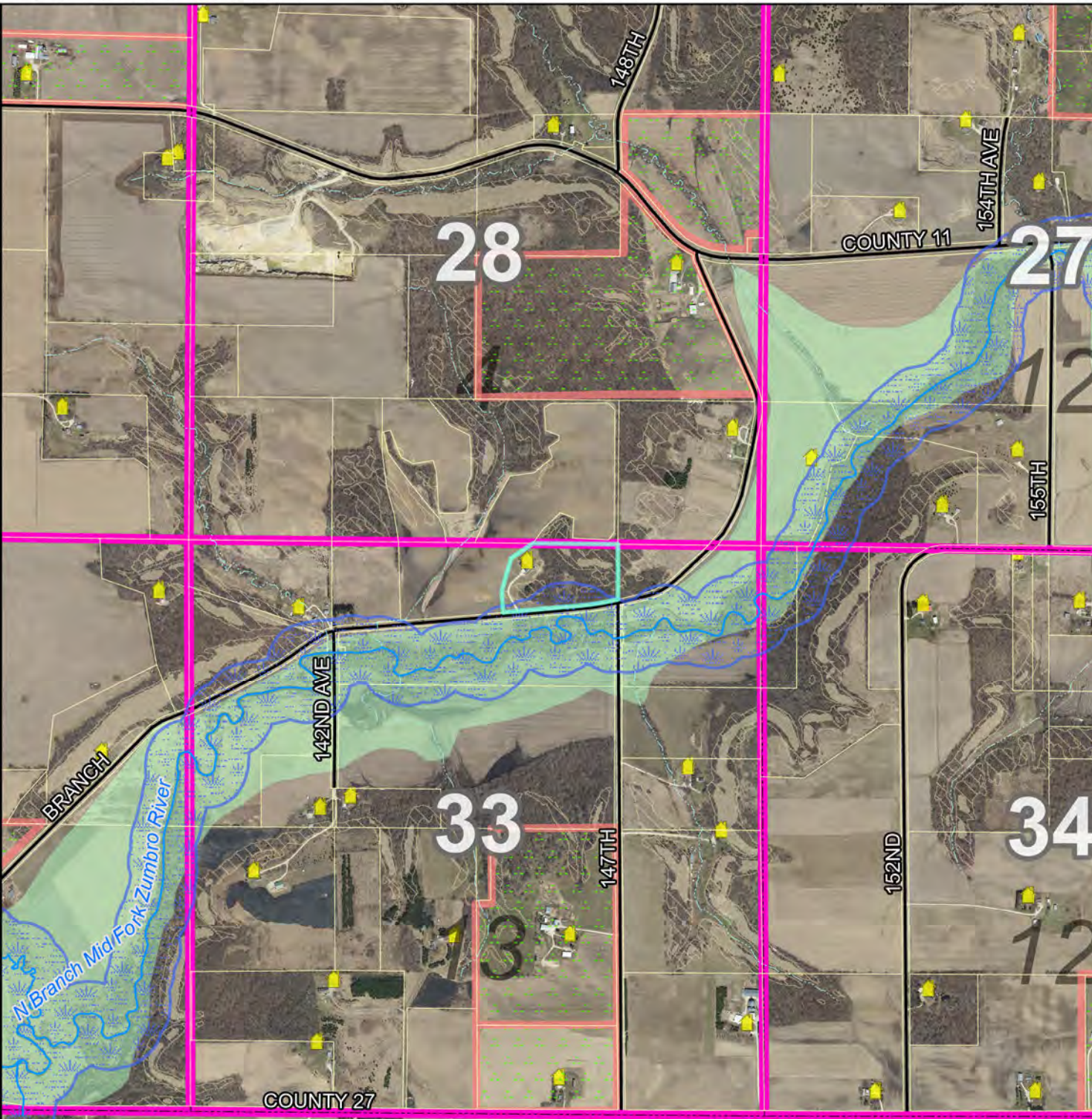


Public Hearing
July 25, 2022

Dustin Schroeder (Owner)
A2 Zoned District

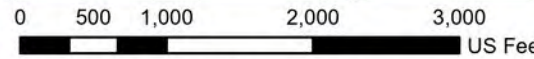
Part of the NW ¼ of the NE ¼ of
Section 33 TWP 109 Range 16
in Roscoe Township.

Variance request to allow construction
of a shed within 30-feet of a bluff



Legend

- | | |
|----------------------------|---------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) 20 |
| Protected Streams | Bluff Impact Zones (% slope) 30 |
| Lakes & Other Water Bodies | FEMA Flood Zones |
| Shoreland | 2% Annual Chance |
| Historic Districts | A |
| Parcels | AE |
| Registered Feedlots | AO |
| Dwellings | X |
| Municipalities | |



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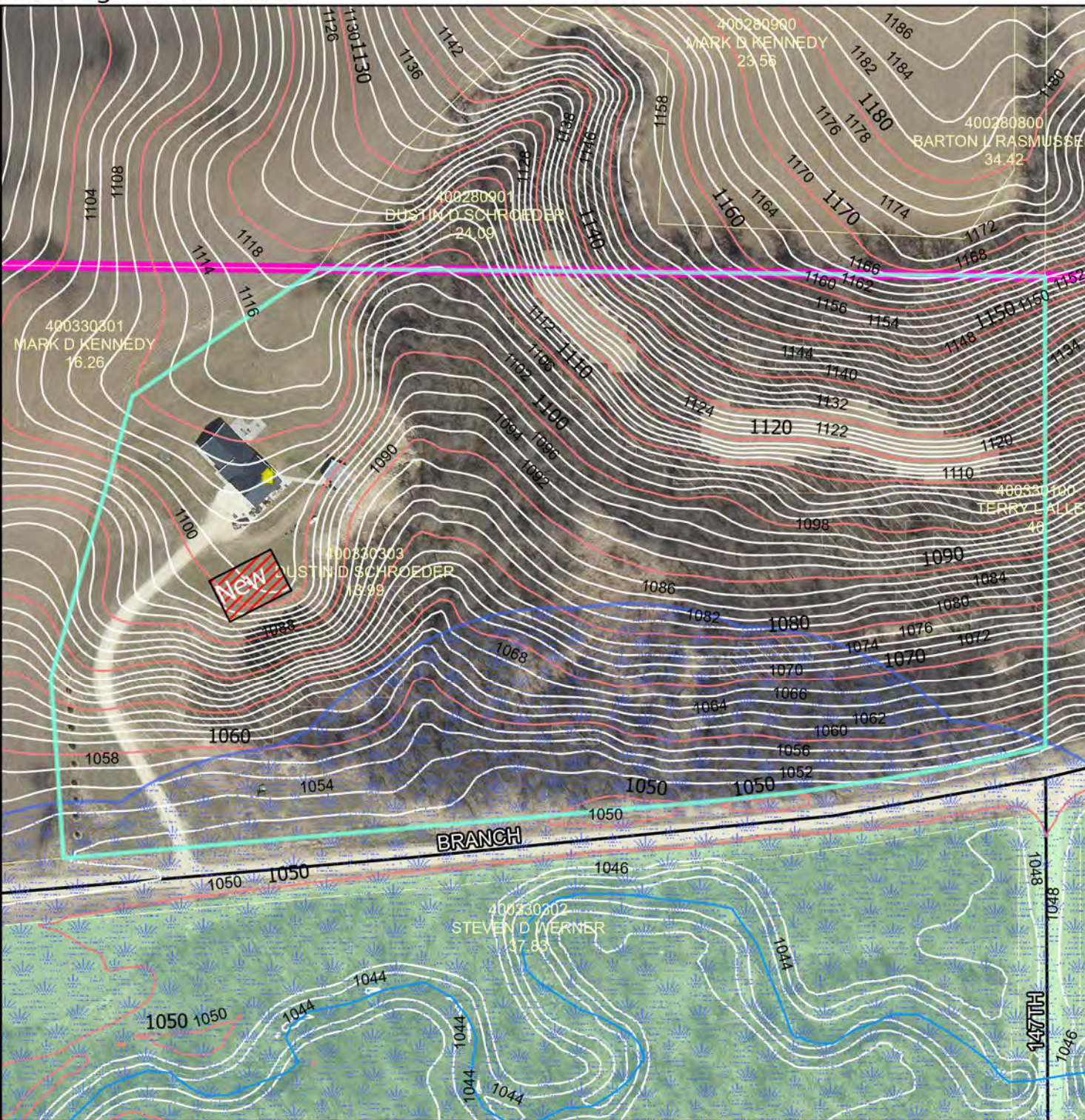


Public Hearing
July 25, 2022

Dustin Schroeder (Owner)
A2 Zoned District

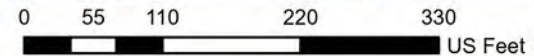
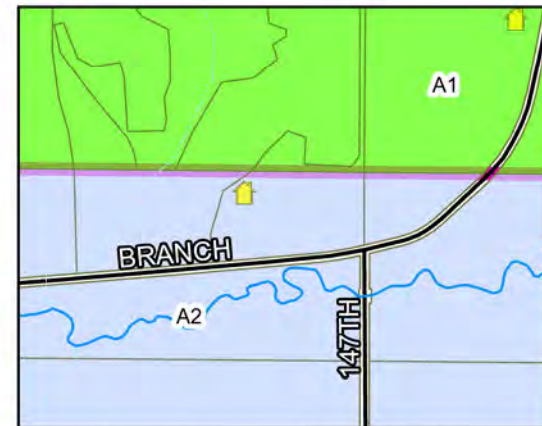
Part of the NW ¼ of the NE ¼ of
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Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | 2% Annual Chance |
| | Shoreland | | A |
| | Historic Districts | | AE |
| | Parcels | | AO |
| | Registered Feedlots | | X |
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| | Municipalities | | |



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