

REDWOOD COUNTY BOARD OF ADJUSTMENT

MINUTES

Meeting Date: April 14, 2026



A meeting of the Redwood County Board of Adjustment was held on Tuesday, the 14th day of April, 2026. The meeting consisted of one public hearing. The meeting was convened at 33256 Ocean Ave, Redwood Falls. The following Board of Adjustment members were present: Daniel Tauer, John Rohlik, and DeVonna Zeug. The following individuals were also present: Jay Baune, Tanner Baune, Larry Swann, Environmental Director Nick Brozek, and Land Use & Zoning Supervisor Jeanette Pidde.

At 9:00 a.m., the meeting was called to order by Chair Daniel Tauer.

Chair Tauer called for nominations for Board of Adjustment Chair and Vice-chair for the 2026 calendar year. Zeug nominated John Rohlik to serve as chair. The nomination was seconded by Tauer. There were no further nominations. Rohlik was elected 2026 Board of Adjustment Chair by unanimous vote. Tauer nominated DeVonna Zeug to serve as vice-chair. The nomination was seconded by Rohlik. There were no further nominations. Zeug was elected 2026 Board of Adjustment Vice-chair by unanimous vote.

Chair Rohlik opened a public hearing on an *Application for Variance*, Permit Application No. 1-26v, submitted by Micah Baune. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided with an informational packet which included the following information regarding the matter:

1. Jay Baune and Tanner and Micah Baune propose to construct two residences on real property owned by Tanner and Micah Baune. The property is located at 33256 Ocean Ave., Redwood Falls, MN 56283. The full legal description is enclosed.
2. The shop/house proposed to be built by Jay Baune on the northern side of the property would be approximately 22 feet from the right-of-way of Ocean Ave. The traditional house proposed to be built by Tanner and Micah Baune on the southern side of the property would be approximately 25 feet from the right-of-way of Ocean Ave. The subdivision in which the lot is located is in the Agricultural District. The required front-yard setback for a structure from the right-of-way is 67 feet.
3. Additionally, Redwood County has a density limitation in the Agricultural District. There are currently 7 dwelling units in the subject 40 acres, and the addition of the proposed residences would increase that number to 9. The current zoning ordinance limits building sites in the Agricultural Zone to 3, with 2 dwelling units allowed per building site.

Redwood County Government Center - Environmental Department

P.O. Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us environmental@redwoodcounty-mn.gov

4. Consequently, Baune is requesting a variance for the buildings of 45 feet and 42 feet, respectively, from the setback requirement, and a variance from the density limitation to allow two additional dwelling units.
5. Pursuant to Redwood County Code of Ordinances, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

Tanner Baune was present to explain the project. He made the following statements about the application:

- He is proposing to build a shed with living quarters for his parents. The “shouse” will be on the existing gravel pad area on the north side of the property.

The Board had the following questions and comments:

- What is the issue with the plan?
 - o Pidde replied that the development was never rezoned to R-1, Rural Residential, so it must meet Agricultural District setbacks. The setback requirement for a building is 67’ from the right-of-way, or in this instance, 100’ from the center of the road. The R-1 setback requirement is 25’ from the right-of-way. This request is to allow the shouse to be 22’ from the right-of-way and the house to be 25’ from the right-of-way.
 - o Pidde also explained that there is a density limitation of six dwellings in a 40-acre area, and the proposed dwellings would put that number at nine in the 40-acre area.

Jay Baune showed those present the location of the nearest corner of the proposed shouse to the right-of-way. Jay Baune made the following statements:

- He used to own the property, as well as the adjacent property.
- His son and his son’s wife now own the property and plan to build a house on the south side in the future.
- He plans to build a shouse on the north side of the property.
- They would be moving the existing north driveway further west and adding a driveway on the east side of the property for access to the shouse. The shouse and house may share a driveway.
- Gary Kerkhoff put the clay in the spot where the pad is located, so it is ready for the shouse.
- The septic will be on the west side of the property.

Chair Rohlik asked if there were any members of the public who wished to speak in support of or opposition to the application.

Larry Swann stated he is the son-in-law of the neighbors. He had the following question:

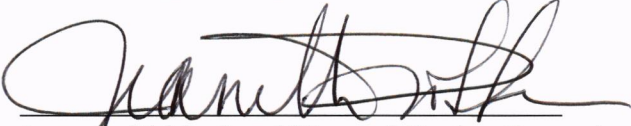
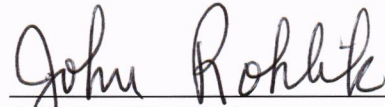
- How far will the shouse extend to the west?
 - o Jay Baune responded that it will be 110’ long. It will end on the east side of the existing tree line.

The Board discussed the statutory factors regarding the application for variance.

Tauer made a motion to approve a variance of 45 feet and 42 feet, respectively, from the setback requirement for the proposed shop-house and house, and a variance from the density limitation to allow two additional dwelling units. The motion was seconded by Zeug and passed unanimously.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 1st day of December, 2025. On a motion made by Zeug and seconded by Tauer, it was passed unanimously that said minutes be approved as presented.

The meeting was adjourned at 9:13 a.m.


Jeanette Pidde, Land Use and Zoning Supervisor
Redwood County Environmental Office
John Rohlik, Chair
Redwood County Board of Adjustment