

CARVER COUNTY BOARD OF ADJUSTMENT
Regular Meeting – February 4, 2026
Minutes

Members Present: Gerald Bruner, Amanda Gorra, Robin Bielefeldt, Jeff Thompson, Scott Selken, Steve Washburn, Andy Steinhagen

Members Absent: None

Members Late: None

Staff Present: Jason Mielke, Lauren Whetstone

Pursuant to due call and published notice thereof, the February 4, 2026, meeting of the Carver County Board of Adjustment was called to order by Jason Mielke at 7:00 p.m.

Mielke asked everyone to rise and recite the Pledge of Allegiance.

The first order of business was the organization of the Board of Adjustment and the election of Chair.

Election of Chairman – Mielke called for nominations for the office of Chair. Washburn made a nomination for Gerry Bruner as Chairman. The nomination for Bruner was seconded by Thompson. No other nominations were made. Mielke called for a motion to cease nominations and cast a unanimous ballot for Gerald Bruner as Chair. Washburn made the motion. Thompson seconded. Mielke called for the vote. All voted aye. Motion carried. Gerry Bruner is the newly elected Chair.

Election of Vice-Chairman – Chairman Bruner called for nominations for the office of Vice-Chair. Bruner made a nomination for Gorra as Vice-Chair. Selken seconded the nomination for Gorra as Vice-Chair. There were no other nominations. Steinhagen moved to cease nominations and cast a unanimous ballot for Gorra as Vice-Chair. Thompson seconded the motion. Bruner called for the vote. All voted aye. Amanda Gorra was elected as Vice-Chair.

Appointment of Secretary – Steinhagen made a nomination for Land Management staff as Secretary. The nomination was seconded by Bruner. No other nominations were made. Chairman Bruner call for the vote. All voted aye. Motion carried. Land Management staff will serve as Secretary to the Board of Adjustment.

Agenda – Chairman Bruner asked if there were any additions or deletions on the agenda. Hearing none, he asked for a motion to approve the agenda. A motion was made by Steinhagen and seconded by Bielefeldt to approve the agenda as printed. All voted aye. Motion carried.

Minutes – Chairman Bruner asked if there were any corrections to the minutes from the October 1, 2025, meeting. Hearing none, he asked for a motion to approve the minutes. Gorra made a motion to approve the minutes of the October 1, 2025, meeting. Bielefeldt seconded the motion for approval. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Public Hearing - File #PZ20250053 – Matt Yaeck –Chairman Bruner called the public hearing to order at 7:05 p.m. to consider the application of Matt Yaeck pursuant to Chapter 152 of the County

Code. The purpose of the public hearing was to consider a request to exceed the allowable personal storage space pursuant to Chapter 152 of the County Code. The property is in Section 29 of Camden Township.

The following were present: Matt Yaeck, William Devine

The following items were entered into the hearing record:

Exhibit A - Legal Description

Exhibit B - Affidavit of Publication of the Hearing Notice

Exhibit C - Affidavit of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E - Letter from the Applicant dated November 21, 2024

Exhibit F – Staff Report addressed to the Board of Adjustment and Camden Town Board dated January 23, 2026, and all attachments.

Whetstone stated Matt & Sara Yaeck own an approximately 20.4-acre parcel improved with a single-family house, detached accessory structure and tilled acreage, wooded acreage and a shallow marsh. The property is in the Agricultural Zoning District and Crow River Watershed. The previous variance PZ20240039 was approved in October 2024, which allowed an additional 976 square feet for an accessory building. Omissions in the original plans for the porch and the proposed mezzanine led to the current request. The proposed additions include an 18' by 60' approximately 1,080 square foot mezzanine and a 16' by 24' or approximately 384 square foot covered porch. This would increase the personal storage area to 9,440 square feet for the parcel.

Whetstone went on to describe the staff analysis portion of the staff report which includes information on how the zoning code allows up to 624 square feet of credit for garage space and 7,000 square feet for personal storage for parcels of ten acres or more. A letter from the applicant dated December 12, 2025, states that they were unsure about the mezzanine feasibility and did not know the upper space counted as storage during the October 2024 approval. Whetstone stated the accessory building is located in the northwest corner of the property, and it meets all setback requirements for property lines, wetlands and the septic system. A January 15, 2026, email from Senior Environmentalist, Lori Brinkman, confirmed a design for a 1,500-gallon holding tank was approved and installed per code and a compliance certificate issued.

Whetstone went on to say that the situation was created by the landowner. She also stated that the granting of the variance does not conflict with the comprehensive plan goal to maintain rural agricultural character. She also said it would not alter the neighborhood or negatively impact government services.

The Camden Town Board heard the request at their December 9, 2025, meeting and recommended approval. Whetstone read the proposed conditions for consideration if the request is approved. If the Board of Adjustment determines that a practical difficulty has not been identified, the reasons supporting the denial would need to be identified.

Matt Yaeck, 9950 Co Rd 33, stated they were not certain how they wanted to finish the interior of the structure when the initial building permit was issued. He stated that he was unaware that the mezzanine area would be considered as additional storage space which was discovered when they were applying for the permits to finish the structure interior. He confirmed the porch area was a part of the original plan submission, and the mezzanine area is the only increase to the original variance request for storage space.

William Devine, speaking as Camden Township supervisor, confirmed the Township's recommendation for approval of the request.

There was no one present from the public to comment on this request.

Bielefeldt stated he visited the site and asked the applicant to identify a practical difficulty for the additional storage space.

Mr. Yaeck stated they wanted to have a bathroom in the structure and a kitchen to accommodate canning. He wanted to have a ceiling above the kitchen area and decided a mezzanine would provide that solution. He stated the added storage space would be used for seasonal decorations and other small knick-knack items.

Washburn asked staff about the covered entry porch.

Mielke replied that in the calculation of personal storage space on an accessory structure, any area with a 2-foot overhang or greater is included in the total square footage. It may not be enclosed initially but could be in the future and used as additional indoor storage space. The same holds true with a mezzanine area which does not affect the footprint of a structure but does allow for additional storage space as a second level.

A motion was made by Steinhagen to close the public hearing. Washburn seconded the motion. Chairman Bruner called for a vote on the motion. All voted aye. The public hearing was closed at 7:10 p.m.

A motion was made by Steinhagen to **approve and issue Order PZ20250053** approving a variance to exceed the allowable personal storage square-footage pursuant to Section 152.073 (A)(5) of the Carver County Zoning Code, for property legally described on the attached Exhibit "A". The Board of Adjustment further orders approval with the following conditions:

1. The permit is subject to administrative review. The proposed structure shall be used only by the occupant(s) of the residence for personal storage, hobbies, recreation, entertainment, family uses, private maintenance and repair activities, and as otherwise regulated by this Ordinance. Guest quarters and/or additional dwelling units are strictly prohibited. No products or services shall be offered for sale for pay or similar remuneration except as permitted for a home occupation or as otherwise regulated by this Code.
2. The permittee shall obtain all required building permits prior to constructing the proposed structure additions. All work must be completed in accordance with the submitted and approved building permit plans and shall comply with the approved variance. The structure must meet all applicable requirements, including:
 - Setbacks from property lines and existing buildings
 - Compliance with the Subsurface Sewage Treatment System (SSTS) Ordinance
 - Carver County Water Management Organization (CCWMO) standards and permitting requirements, if applicable.
3. No additional accessory structures or additions shall be allowed, based on the total personal structure square footage currently allowed on the property, without the approval and issuance of a new variance.

Thompson seconded the motion for approval. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Other Business

Mielke notified the board members that the County Board had a discussion concerning the per diem rate for advisory board meetings and decided to maintain the current rate for the 2026 year.

Adjournment

A motion was made by Bielefeldt and seconded by Thompson to adjourn. Bruner called for a vote on the motion. All voted aye. The meeting was adjourned at 7:15 p.m.