

CARVER COUNTY BOARD OF ADJUSTMENT
Regular Meeting – June 3, 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

Pursuant to due call and published notice thereof, the June 3, 2026, meeting of the Carver County Board of Adjustment was called to order by Chairman Bruner at 7:00 p.m.

Chairman Bruner acknowledged all seven members of the board were present at this meeting. Andy Steinhagen recused himself from the board citing a conflict of interest with the agenda item application.

Chairman Bruner asked everyone to rise and recite the Pledge of Allegiance.

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 Bielefeldt and seconded by Selken 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 April 1, 2026, meeting. Thompson stated the members present/absent was incorrectly listed. Bielefeldt made a motion to amend the minutes listing Gorra, Bielefeldt and Selken as absent from the April 1, 2026, meeting. Gorra seconded the motion for approval of the amended minutes. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried.

Public Hearing - File #PZ20260012 – Greg Wickenhauser –Chairman Bruner called the public hearing to order at 7:02 p.m. to consider the application of Greg Wickenhauser pursuant to Chapter 152 of the County Code. The purpose of the public hearing was to consider a request for reduced setback and exceed vehicle numbers for operating a Home Extended Business Accessory Use pursuant to Chapter 152 of the County Code. The property is in Section 1 of Dahlgren Township.

The following were present: Greg Wickenhauser, Lauren Wickenhauser, Harvey Wickenhauser, Michelle Wickenhauser, Andy Steinhagen

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 April 21, 2026

Exhibit F – Staff Report addressed to the Board of Adjustment and Dahlgren Town Board dated May 21, 2026, and all attachments.

Mielke stated Harvey & Michelle Wickenhauser own and reside on the subject property, an approximate 3.67-acre parcel improved with a single-family dwelling and attached garage and two detached accessory buildings for personal storage. Their son and applicant, Greg Wickenhauser, has been operating a business from the property which is classified as a Home Extended Business Accessory Use (HEBAU). Mielke listed some of the standards for a HEBAU as requiring a 500-foot setback from any neighboring residence not on the same parcel and on a property less than 5 acres in size, there is a maximum of two work vehicles, with only one allowed to exceed the one-ton capacity. The property must have the homestead classification. Since Greg Wickenhauser does not live at this site, the homestead classification is satisfied with Harvey and Michelle living there, as Harvey is an owner in the business operation. Documentation has been submitted to support and satisfy the ownership and homesteading. The applicant is requesting variances to reduce the 500-foot setback from a neighboring residence and allow four work vehicles, including three trucks exceeding the one-ton capacity. Because the business has been in operation, these variances are after-the-fact requests. If the variances are approved and granted, the applicant would pursue an Interim Use Permit (IUP), which is issued to a specific person(s) or for a specified amount of time, to continue operating the business. Mielke reiterated the variance request before this board is related to reduced setback to the two residences and allowing four vehicles, three of which are larger than one-ton capacity. He used the site plan to indicate the location of the shed, the operational area, and the two neighboring residences within the setback area. The applicant's narrative described the business operation as being small-scale, with no customer traffic, retail sales, inventory storage or material processing occurring on-site. The primary use for this site is equipment and vehicle parking. If something comes back to the site, it is contained within the truck, temporarily staged before it is hauled to the appropriate disposal site. The applicant states the property is deeply important to the family and it is his intention to purchase the property in the future. Both Gregory & Harvey are involved in the business and assist with ongoing property management and related needs. Letters of support have been received from the two closest neighbors. Approval of the variance request would not alter the physical circumstances of the property and would allow for continuation of the existing operation. Lori Brinkmn, Senior Environmentalist, reviewed the request and determined the application does not trigger any septic compliance requirements. Abigail Ernst, Water Resources Program Analyst with the Carver County Water Management Organization (CCWMO), reviewed the request on May 12, 2026, and indicated the variance does not trigger stormwater or erosion control requirements. The nearby cities of Carver, Chaska, and Victoria were notified of the variance request with no additional comments. The applicant's circumstances arise partly from self-created conditions and partly from the property's characteristics. The family has been operating from the site for some time, unfortunately creating the need for a variance. The variance is being pursued to allow continuation of the business operation and bring it into compliance. The operational location is preferred because it is screened on three sides for aesthetic purposes, and the land holds significant family and personal value. If the property was five acres or more in size, no variance would be required for the number of vehicles, though the 500-foot setback would still apply. The requested vehicle variance exceeds the HEBAU standard limitations for parcels smaller than five acres, however; the board should consider whether the operation remains accessory and subordinate to the residential use and meets the practical difficulties criteria. Granting the variances would not be expected to materially or adversely impact the health and safety of nearby residents or workers, nor appear to conflict with the Comprehensive Plan or alter the character of the neighborhood. If the variances are approved, the applicant intends to submit application for an IUP for the HEBAU. The Dahlgren Town Board reviewed the request at their February 9, 2026, meeting and recommended approval with no additional comments or conditions. Mielke 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, and that approving the variance would not serve in the interest of justice, the reasons supporting the denial

would need to be identified.

Chairman Bruner asked the applicant if he had any additional comments.

Gregory Wickenhauser, 10629 Little Av, explained that a third house that is just outside of the 500-foot setback is in the same ownership as the house within 482 feet, which is the reason there was no letter of support specific to that parcel. He stated the trucks used for the business are specialty trucks which are designed for use with specific functions. Each job will dictate which truck(s) will need to be used at a site. Even though they have few employees, the specialty trucks help with specific types of work.

Chairman Bruner asked the applicant if he agrees with the proposed conditions.

Mr. Wickenhauser acknowledged he agrees with the conditions.

Jeff Thompson, speaking as Dahlgren Township supervisor, confirmed the Township Board's unanimous vote to recommend approval of the request.

A motion was made by Gorra to close the public hearing. Bielefeldt seconded the motion. Chairman Bruner called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:21 p.m.

Bielefeldt asked for clarification on how a variance goes with the land and an IUP has a termination date or event.

Mielke explained that this variance would be valid to allow the application for the IUP to operate the HEBAU. When the conditions change the HEBAU will no longer be operating at this location, the variance will also become null and void. Variances are generally not terminated, but this one is specific to the Wickenhauser request and would not apply to any other application.

Washburn clarified the four business vehicles would be allowed in the operational area of the property. And only two employees who are not family members would be allowed.

Mielke stated that is correct. The restricted number of employees is in the County Zoning Code for a HEBAU on a parcel of less than five acres in size.

Washburn continued and asked about the conditions of the variance and their implementation into the IUP application.

Mielke stated if the variance is approved, there will be a reference in the conditions of the IUP to recognize and implement the conditions of the variance also, along with other conditions for the IUP. It will also be noted that the IUP is issued to a specific person or for a specific time period and will then terminate. He reiterated the variances being requested are the only item being addressed at this meeting.

Mr. Washburn asked the applicant if he is satisfied with the limitations of four business vehicles and two employees other than family members if the business grows in the future. He wanted to make sure the applicant knew that if conditions would change in the future, he may have to go through the processes again.

Gregory Wickenhauser replied that he doesn't have a desire to run a large company. His only concern

would be part-time summer help, which would affect their employee numbers. The trucks that they have are the ones they need, and he stated he doesn't have plans to grow.

Mielke added that discussions with Greg & Harvey have been taking place for quite a while and they have tried to reduce the number of variances to allow for the current business operation. Increasing the employee numbers was not a part of the public hearing notice or the original request. Two employees who are not family members have a Zoning Code standard for a HEBAU on a parcel of less than five acres. A new public hearing notice would need to be published, and it would involve another meeting if a change is requested for that element. Most of the discussions focused on the current operation size because he doesn't want to grow beyond what he can handle and retain use of the family property.

Greg Wickenhauser stated the important thing would be to maintain and continue to operate as they have been and be in compliance.

A motion was made by Thompson to **approve and issue Board Order PZ20260012** to allow two residences located within 500 feet of the HEBAU, along with a total of four work vehicles, including three trucks exceeding one-ton capacity associated with the HEBAU, pursuant to Section 152.079 (C)(9)(b)(1) 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. An interim Use Permit (IUP) application for the HEBAU must be submitted, reviewed, and approved. If the County Board denies the IUP application, this variance shall be considered null and void. The HEBAU and the property must comply with all other applicable requirements of the Carver County Zoning Code, SSTS regulations, CCWMO standards, and the Minnesota State Building Code.
2. If the future IUP is approved, the operational area of the business shall be limited to the location shown on the submitted site plan. The operational area shall not extend closer than approximately 452 feet to the neighboring residence to the northwest and approximately 180 feet to the neighboring residence to the east.
3. If the future IUP is approved, the HEBAU shall be operated according to the applicant's submitted operations plan. This includes
 - a maximum of four business vehicles
 - no more than three trucks exceeding one-ton capacity
 - no more than two non-family employees
 - no customer traffic or retail activity
 - no outside storage except as specifically approved in the IUP
4. Existing screening around the parking area shall be maintained in good condition and for the duration of the approved IUP.

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

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 7:28 p.m.