

Coordinated Development In

# MOWER COUNTY

AUSTIN, MINNESOTA



AUSTIN-MOWER COUNTY PLANNING DEPT.

55912

(507) 433-2164

MINUTES OF THE 6<sup>th</sup> MEETING OF  
MOWER COUNTY BOARD OF ADJUSTMENT

MEMBERS PRESENT: M.E. Chesebrough, Kenneth Trom, William Schlichter

STAFF PRESENT: James Harberts, Brian Peterson

The sixth meeting of the Mower County Board of Adjustment was held on October 29, 1975 at 4:30 p.m. in the Mower County Court House. The first petition was from Edward J. Bjerke of Grand Meadow. Mr. Bjerke requested a variance from the 90 foot setback requirement of the Zoning Ordinance. Mr. Bjerke's property is located 1/16<sup>th</sup> of a mile west of the municipal limits of the City. The Zoning Ordinance requires a 90 foot setback in all areas within one mile of a municipality. The petitioner had requested that a house be built at the same setback as other residences in the area which was approximately sixty feet from the township road right-of-way. The Board felt that strict application of the setback would cause an unnecessary hardship. A motion by Mr. Schlichter, that the petition for the variance be granted, passed unanimously.

The second petition was initiated by Roy Rhodes of Austin for a variance from the Mower County Shoreland Ordinance. Mr. Rhodes had requested that he be allowed to build a house on lot 4 of Riverwood Estates II, at a distance of 150 feet from the Cedar River. The Shoreland Ordinance requires that no residence shall be constructed closer than 200 feet to a natural environment stream. The petitioner is not worried about flooding of the Cedar River as much as from flooding of Rose Creek. The Board questioned the probability of Mr. Rhodes' property ever being affected by Rose Creek but did not want to commit themselves to a decision until additional flooding information could be obtained.

The Board also questioned the precedent that the granting of this variance would create. There are three undeveloped lots to the south of Mr. Rhodes' property which share the same topographic features and possible flood threat. The Board unanimously passed a motion tabling the request until the staff could acquire additional flood information and also determine the effect this variance would have on the rest of the subdivision.

The final item of business was the adoption of the previous meeting's minutes. M.E. Chesebrough adjourned the meeting at 5:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "James Harberts".

James Harberts, Secretary

Mower County Board of Adjustment