

MOWER COUNTY

AUSTIN, MINNESOTA



MINUTES OF THE 17TH MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

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

STAFF PRESENT: James Harberts

The seventeenth meeting of the Mower County Board of Adjustment was called to order at 4:30 p.m. on April 14, 1977 by Chairman M. E. Chesebrough. The only petition on the agenda was a request from the Church of Latterday Saints for variances from the County Zoning Ordinance which requires that there be a 90 foot setback on all roads within 2 miles of the Austin City Limits. The church is proposing to build a church on a 3.77 acre parcel located in the NE $\frac{1}{4}$ of Section 5, Austin Township. The petition was read stating the reasons for the petition. The staff report was also read which recommended denial based on the opinion of the staff that no hardship exists to warrant the variance other than a hardship which the applicant has produced itself in the drawing of the site plan.

It was asked of the church's representatives why they felt that the lesser setback of the church would not seem even greater because of the size of the building compared to the residences to the west and their greater setback. Mr. Dwaine Soli, representing the church, pointed out that only a small portion of the front face would actually be within 43 feet of the right-of-way. Mr. Chesebrough asked if it would be accurate to say that the greatest concern was the loss of parking rather than aesthetics. The answer was yes. It was also indicated that suitable areas for the septic system also must be placed somewhere between the building and the parking lot. The only residents of the area in attendance voiced their support for the proposal.

Mr. Soli stated that they thought that the Board should give consideration to the possible selling of a portion of their parcel in the northeast corner. If the structure has to be moved back, the proposed parking area would probably infringe on that proposed parcel and make it less valuable as a residential homesite. The apparent size of the proposed residential site seems to be too small to meet the county sewage ordinance. The county now requires a lot size of one acre with an individual septic system. It was stated that it would be better to allow for adequate parking on the site rather than to have cars parked on the township road.

Mr. Chesebrough told the Board and those present that the Planning Commission has proposed to the Mower County Board of Commissioners a change in the setback requirements which would only require a 40 foot setback in almost all instances except along the State Trunk Highway system through-out the county. If that change is made, this hearing is moot in its applicability.

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Mr. Trom proposed a motion that in view of the hardships of reducing the parking area if not granted and the proposed amendment changing the setback requirements, the petition for variance of 45 feet and 47 feet be granted. The motion was seconded by Mr. Schlichter and passed unanimously.

Minutes were approved as mailed on a motion by Mr. Trom and seconded by Mr. Schlichter. The motion carried unanimously. There being no further business, the meeting was adjourned.

Respectfully submitted,



James Harberts, Secretary
Mower County Board of Adjustment