

Coordinated Development In **MOWER COUNTY**

AUSTIN, MINNESOTA



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AUSTIN-MOWER COUNTY PLANNING DEPT.

September 1, 1977

MINUTES OF THE 22nd MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

MEMBERS PRESENT: M. E. Chesebrough, William Schlichter

MEMBERS ABSENT: Kenneth Trom

STAFF PRESENT: Chris Huang

The 22nd meeting of the Mower County Board of Adjustment was called to order at 4:30 p.m. on September 1, 1977 by Chairman Chesebrough.

The only petition was presented by Mr. Nathan Goodwin for a setback variance from Mower County Zoning Ordinance - Section 14-9, which requires a 40 foot setback along a township road.

Mr. Goodwin intends to build a machine shed (40' X 80') on his property located in Section 29, Udolpho Township, to store equipment, grains and use as a workshop. Therefore, the proposed shed would have to be incorporated into the existing facilities, such as a barn, quonset, grain bins, driveway and utility pole. In order to do so, a variance of 36' to build the shed 4' from the township road right-of-way is requested. The new shed will line up with the existing quonset and create no new setback line.

Chairman Chesebrough stated that the board understood the physical arrangement on the petitioner's property when the board was at the property for investigation. It appears that the proposed site is the only site for the new machine shed. Mr. Goodwin stated that the shed will not fit existing farm facilities and will take out space for driveways, if the 40' setback requirement is met. He also stated that it will be helpful during the winter if the new shed can be built closer to the township road. Chairman Chesebrough checked into the county zoning ordinance and read the Section 14-9 regarding setback requirements. Section 14-9 Setbacks - stated"Setbacks of less distance may be permitted by the Board of Adjustment in order to conform to setbacks of adjacent residences constructed prior to October 2, 1973."

According to Section 14-9 of the zoning ordinance, as described above, the County Board of Adjustment may consider granting a setback variance in order to conform to existing setbacks of adjacent residences constructed prior to October 2, 1973. It is believed that the quonset was built prior to October 2, 1973 but is not a residence. The board was wondering what is the intention of the zoning ordinance? Should all permanent buildings constructed before October 2, 1973 be applied to or just the residence.

The board was reluctant to make a decision when the involved regulation is not clear enough. On a motion by Mr. Chesebrough, the board tabled the petition to the next meeting and directed Chris Huang, the Secretary, to obtain a ruling from the County Attorney concerning this specific section of the zoning ordinance.

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There being no further business, the meeting was adjourned at 4:55 p.m.

Respectfully submitted,


Chris Huang, Secretary
Mower County Board of Adjustment

CH:mmh