

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA



AUSTIN-MOWER COUNTY PLANNING DEPT.

55912

(507) 433-1846

November 26, 1980

Minutes of the 41st Meeting of the Mower County Board of Adjustment

Members Present: William Milbrath, Conrad Stemson, Merrill Chesebrough

Members Absent: Ken Trom

Others Present: Dan Rogness

The 41st meeting of the Mower County Board of Adjustment was called to order at 4:00 p.m. on November 26, 1980. The minutes of the July 31, 1980 meeting were approved as mailed on a motion by Mr. Chesebrough, seconded by Mr. Milbrath, and the motion passed unanimously.

Lester Lovstad - Setback Variance: This is a request from Mr. Lovstad for a setback variance from a township road. The proposed site is located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Racine Township. The setback requirement at this location is 40 feet. A variance of 20 feet is being requested to construct a pole building at a setback distance of 20 feet.

Mr. Chesebrough stated that if approval was granted in this circumstance, that there should be a showing of unique conditions to this area to prevent a precedence of setback variances.

The Board noted that they did suggest to the petitioner at the time of the investigation the possibility of locating the structure to the north across the township road among other farm buildings. The petitioner did state some reasons for not doing this, including: 1. excessive vandalism in that area; 2. possible future selling of this property. In addition, the Board noted that the structure could not be located any further to the east of the site because of the right-of-way of TH 63. Also, it was noted that the house had been previously moved from allocation to the north to the present location because of a highway location.

Mr. Milbrath stated that he felt in some respect that personal convenience was involved in locating the structure at a 20 foot setback. He also noted that no more fill would actually be needed at the 40 foot setback compared to the 20 foot setback.

A motion was made by Mr. Milbrath to approve the variance because of the following reasons: 1) prime agricultural land would be preserved; 2) the forty foot setback would require the removal of a part of an existing shelter belt for a driveway entrance; 3) that an existing building to the north would be removed which is at a six foot setback, upon the construction of a new pole building. This motion was seconded by Mr. Chesebrough, and approved unanimously.

Land Use Planning Law Course: The Board was informed of an upcoming planning law course through the Extension Service of the University of Minnesota. They were strongly advised to participate in the class since the County Board had approved their attendance.

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There being no further business, on a motion by Mr. Chesebrough, seconded by Mr. Milbrath, the meeting adjourned at 4:30 p.m. The motion passed unanimously.

Respectfully submitted,



Dan Rogness, Secretary
Mower County Board of Adjustment