MOWER COUNTY

AUSTIN, MINNESOTA

April 29, 1982

MINUTES OF THE 51st MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

MEMBERS PRESENT: Conrad Stemson, Ken Trom, William Milbrath

MEMBERS ABSENT: M. E. Chesebrough

OTHERS PRESENT: David Olson

The 51st meeting of the Mower County Board of Adjustment was called to order on Thursday, April 29, 1982 at 4:00 p.m. The minutes of the January 28, 1982 meeting were approved as mailed on a motion by Mr. Stemson, seconded by Mr. Milbrath. The motion passed unanimously.

Burton Ingvalson - Minimum Lot Size Requirement Variance: The variance request from Mr. Ingvalson who is proposing to sell off approximately 8.22 acres from an 8.67 acre parcel. The portion to be sold would create a new lot size of less than one acre, (approximately .45 acres).

Mr. Olson read the petition and Mr. Ingvalson's replies to the questions on the petition application form and the staff report.

Chairman Trom asked if there was anyone present to speak to the petition. Several residents and neighboring owners of property near Mr. Ingvalson were present at the meeting. They asked several questions regarding what the selling off of the parcel would do in respect to easements which were presently on their deeds to their properties. Mr. Olson informed the residents that this was not related to the issue that was before the Board of Adjustment, and the status of the easements which they had in the past would have to be determined by an attorney.

Chairman Trom reviewed individually Mr. Ingvalson's replies to the questions stated on the petition. The Board unanimously agreed with the replies Mr. Ingvalson had given and thus met the criteria necessary for granting the variance. Mr. Milbrath made a motion to grant Mr. Ingvalson's variance request to allow the creation of a new lot of less than one acre in size. The actual size of the new lot created as the home site would be .45 acres. Mr. Stemson seconded the motion and it passed unanimously.

Steven/Arnold Johnson - Placement of a Non-Farm Dwelling on Agricultural Land Variance Request: This is a request from Arnold Johnson and Steven Johnson who are proposing to construct a non-farm dwelling on a 2-3 acre parcel in Section 11, Frankford Township. This land has been tilled within the last five years for agricultural purposes and thus a strict application of the ordinance would not allow the land to built upon.

Mr. Olson read the petition with the Johnsons' replies to the questions on the petition application form and he also read the staff report.

Chairman Trom asked if there was anyone present to speak against the petition. No one was present to do so. Chairman Trom reviewed individually Mr. Johnson's replies to the questions stated on the petition. The Board unanimously agreed to the replies Mr. Johnson had given and thus met the criteria necessary for granting a variance.

A brief discussion took place in which soil content and conditions at the proposed site were discussed and it was the concurrence of the Board that the site on which the dwelling would be constructed would not be considered prime agricultural land. A letter to this effect was in the process of being drafted by the local Soil Conservation Service (SCS) office and would be a part of the permanent file. Mr. Stemson made a motion to grant this variance request to allow construction of a non-farm dwelling on recently tilled agricultural land, located in the NE¼ of the NW¼ of Section 11 of Frankford Township. Mr. Milbrath seconded the motion and it passed unanimously.

There being no further business, on a motion by Mr. Stenson, seconded by Mr. Milbrath, the meeting adjourned at 5:10 p.m. The motion passed unanimously.

Respectfully submitted,

David L. Olson, Secretary
Mower County Board of Adjustment