

# MOWER COUNTY

## AUSTIN, MINNESOTA



September 29, 1983

### MINUTES OF THE 65th MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: William Milbrath Conrad Stemson

Members Absent: Ken Trom, M. E. Chesebrough

Others Present: Julie Lewon

The 65th meeting of the Mower County Board of Adjustment was called to order by Vice-Chairman Stemson on Thursday, September 29, 1983 at 8:25 p.m. in Conference Room 1 of the Mower County Courthouse. A revised set of minutes from the August 25, 1983 meeting were presented to the Board and read by Miss Lewon. These minutes were approved on a motion by Mr. Stemson, seconded by Mr. Milbrath and passed unanimously.

Kevin Hart- Variance to Allow an Additional Non-Farm Dwelling in a Quarter-Quarter Section: This is a request from Kevin Hart for a variance to allow a second non-farm dwelling in the SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 12, Racine Township. Mr. Hart is proposing to buy one acre off of a three acre parcel in the southeast corner of the SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 12, Racine Township. The property is owned by Stanley VanDeWalker who is purchasing it on a contract for deed from Oliver Renken. Mr. Van De Walker's home is the first non-farm dwelling and the mobile home Mr. Hart is proposing to place on the property would be the second non-farm dwelling. The board reviewed the conditions for granting a variance and it was concluded as follows: 1) The variance is in harmony with the ordinance intent and general purpose as there will be no agricultural land taken out of production. The land is part of a three acre parcel that contains an existing non-farm dwelling. 2) The variance will be consistent with the comprehensive plan as it is not taking farming land out of production. 3) Allowing the additional non-farm dwelling will not alter the character of the neighborhood. The land would not likely ever be used for farming as it is part of a large front yard of the existing non-farm dwelling. After a brief discussion, Mr. Milbrath made a motion to approve the variance for one additional non-farm dwelling in a quarter-quarter section. The motion was seconded by Mr. Stemson and passed unanimously.

Duane Hanson - Variance from the Required 40 foot Setback from the Road Right-of-Way: This is a request from Duane Hanson for a 15 foot variance from the required 40 foot setback from the road right-of-way on Lot 4, Block 8, Southern Heights 2nd Addition, Section 9, Austin Township. Mr. Hanson is proposing to construct a new home 25 feet from the road right-of-way. Mr. Buckley, county sanitarian, has determined that meeting the required setbacks on this lot would make it difficult to install a sewage treatment system. The requested variance would allow adequate room for the system to be placed behind the house. Mr. Hanson was present at the meeting and stated that he had changed his plans and would now be asking for an 8 foot variance instead of the original 15 feet. A waiver of side lot lines had been received from the property owner to the north, so the septic system would be installed on the side of the house and swing around to the back. The Board reviewed the conditions for granting a variance and it was concluded as follows: 1) The 8 foot variance is in keeping with

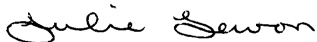
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the ordinance spirit and intent as it is not excessive. 2) The variance is consistent with the comprehensive plan as it is not excessive. 3) There are practical difficulties as the lot is small in size (100x130) to get a private septic system in. The variance allows for extra room behind the house to insure the proper installation of a septic system.

After a brief discussion, Mr. Stemson made a motion to approve the 8 foot variance from the required 40 foot setback from the road right-of-way. The motion was seconded by Mr. Milbrath and passed unanimously.

There being no further business, Mr. Milbrath made a motion to adjourn. Mr. Stemson seconded the motion and it passed unanimously. The meeting adjourned at 8:55 p.m.

Respectfully submitted,



Julie Lewon  
Acting Secretary