

# MOWER COUNTY

AUSTIN, MINNESOTA

55912

November 17, 1983



## MINUTES OF THE 67th MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: William Milbrath, Conrad Stemson, M. E. Chesebrough

Members Absent: Ken Trom

Others Present: Julie Lewon, David Olson

The 67th meeting of the Mower County Board of Adjustment was called to order by Vice-Chairman Stemson on Thursday, November 17, 1983 at 4:13 p.m. in Conference Room 1 of the Mower County Courthouse. Minutes of the October 27, 1983 meeting were approved as mailed on a motion by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously.

Joseph Construction - Variances from Lot Area and Lot Frontage Requirements: This is a request from Joseph Construction Company for variances to allow Lots 1,2,3,4,5,6,7, Block 1, Replat of Lots 4,5,6, Block 1, Country Club First Addition, to be less than one acre in size and to have less than 125 foot frontage. Joseph Construction plans to build three two-unit twin homes on Lots 1 through 6. Each twin home will be built on two lots with the common wall on the dividing lot line. Lot 7 would be used for lawn and as maintenance space for the septic systems serving the three twin homes. The homes are an allowed use in the Rural Zone. The variances are being requested so that each half can be sold separately with the lot it is built on.

The board reviewed the conditions for granting a variance and it was concluded as follows:

- 1) The zoning ordinance does not specifically provide for a planned unit development, but does permit more families to be accommodated with less land being diverted from agricultural uses. As this is what is happening in this case, the variances are in harmony with the ordinance intent and general purpose.
- 2) The area is a suburban type area although it is located in a rural zone and in terms of developing a suburban area, the variances would be consistent with the comprehensive plan.
- 3) Financing is much easier to arrange for the townhouse type of development in which the real estate together with the improvements are owned outright rather than in the condominium type development in which a person owns their apartment but has only a common share of ownership of the extra area. In that sense, there is a practical difficulty in arranging financing for a type of development other than townhouse development.

Based on these findings, Mr. Chesebrough then made a motion to approve the variances from lot frontage and lot area requirements with the following conditions:

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- 1) That only one two-unit twin home will be located on lots 1 and 2, with a common wall situated on the joint boundary line between lots 1 and 2.
- 2) That only one two-unit twin home will be located on lots 3 and 4, with a common wall situated on the joint boundary line between lots 3 and 4.
- 3) That only one two-unit twin home will be located on lots 5 and 6, with a common wall situated on the joint boundary line between lots 5 and 6.
- 4) That lot 7 be reserved for lawn and yard space, and the maintenance of mound septic systems for the homes on lots 1 through 6.

The motion was seconded by Mr. Milbrath and it passed unanimously.

There being no other business, a motion to adjourn was made by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously. The meeting adjourned at 4:39 p.m.

Respectfully submitted,



Julie Lewon, Secretary