

MOWER COUNTY

AUSTIN, MINNESOTA

55912



February 23, 1984

MINUTES OF THE 68th 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

The 68th meeting of the Mower County Board of Adjustment was called to order by Vice-Chairman Stemson on Thursday, February 23, 1984 at 4:00 p.m. in Conference Room 1 of the Mower County Courthouse. Minutes of the November 17, 1983 meeting were approved as mailed on a motion by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously.

Danny Hoff - Variance for an Additional Non-Farm Dwelling in the Quarter-Quarter Section: This is a request from Danny Hoff for a variance to allow an additional non-farm dwelling in the quarter-quarter section. The property is 5.96 acres in the southeast corner of the SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 16, Austin Township. Mr. Hoff is proposing to sell the existing buildings and approximately half of the property. He plans to build a new home on the remaining property. There are a number of existing non-farm homes in this quarter-quarter section.

Mr. Chesebrough stated that the board was concerned about taking ag land out of production as approximately three fourths of the property has been tilled. He said that if the property were split into a north half and a south half, the two parcels couldn't reasonably be farmed. Mrs. Hoff said that they do not farm the land but rent it to a neighbor who has an adjoining field.

Mr. Chesebrough stated that the comprehensive plan shows all four corners of the TH 105 and CSAH 28 intersection planned for residential development. Mr. Milbrath said that he had the same concerns about keeping ag land intact, but also felt that the fact that the comprehensive plan shows the area planned for residential development should be taken into account.

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

- 1) The variance would be in keeping with the ordinance intent and general purpose.
- 2) The variance would be consistent with the comprehensive plan as the plan shows the area as residential.
- 3) The board felt that there was no particular hardship but that practical difficulties would be that the area has been developed as a suburban residential area prior to the adoption of the ordinance allowing only one non-farm dwelling per quarter-quarter section. The ordinance doesn't work in this area and needn't be fully enforced in this area given the existing condition. Also, there are

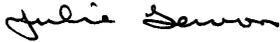
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two blacktop roads in the area and the variance would not create a population density in the future that would ask the township or county to improve the road grade.

Based on these findings, Mr. Milbrath then made a motion to approve the variance for an additional non-farm dwelling in the quarter-quarter section. The motion was seconded by Mr. Chesebrough and it passed unanimously.

There being no further business, a motion to adjourn was made by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously. The meeting adjourned at 4:37 p.m.

Respectfully submitted,



Julie Lewon, Secretary