

MOWER COUNTY

AUSTIN, MINNESOTA

55912



May 31, 1984

MINUTES OF THE 71st MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: William Milbrath, Conrad Stemson, Ken Trom

Members Absent: M. E. Chesebrough

Others Present: David Olson

The 71st meeting of the Mower County Board of Adjustment was called to order by Chairman Trom on Thursday, May 31, 1984 at 8:30 p.m. in Conference Room 1 of the Mower County Courthouse. Minutes of the April 26, 1984 meeting were approved as mailed on a motion by Mr. Stemson, seconded by Mr. Milbrath and passed unanimously.

William Boe - Variance from the Required 125' Lot Frontage Requirement: A petition from William Boe and Eugene Kasel to allow three proposed lots to have less than 125 feet of frontage along the road right-of-way was read to the Board. These lots are on a cul-de-sac and, therefore, the frontages are smaller. The petitioners are platting the area just west of the Adams Park. The plat is located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$ Section 2 of Adams Township. The preliminary plat has been approved by the County Planning Commission with the conditions that variances be approved for these lots. The Board reviewed the conditions for granting of a variance and it was determined as follows:

- 1) The variance would be in harmony with the ordinance intent and general purpose.
- 2) It would be consistent with the Comprehensive Plan.
- 3) The practical difficulty shown includes the fact that the lots required variances because of their location on the cul-de-sac. The requested variances are not substantial and will not alter the character of the neighborhood.

After brief discussion, a motion to approve a 8.78' variance for Lot 6, a 9.96' variance for Lot 7, and a 9.95' variance for Lot 8 was made by Mr. Milbrath. The motion was seconded by Mr. Stemson and passed unanimously.

Immanuel Lutheran Church - Variance from the Front Yard Required Setback: Petition from Immanuel Lutheran Church for a variance to build an addition onto the church that would be less than 40 feet back from the road right-of-way was read to the Board. The church congregation would like the addition to be even with the front of the existing church building. The church is

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now 10 feet from the right-of-way, therefore, a 30 foot variance is needed. The Board reviewed the conditions for granting the variance and it was determined as follows:

- 1) The variance is in harmony with the ordinance intent and general purpose.
- 2) It is consistent with the Comprehensive Plan.
- 3) Practical difficulty shown include the fact that the existing setback is already 10 feet and the entrance of the church cannot be feasibly located anywhere but the proposed location.

After brief discussion, a motion was made by Mr. Stenson to approve the 30 foot variance for Immanuel Lutheran Church. Mr. Milbrath seconded the motion, and passed unanimously.

There being no further business, a motion to adjourn was made by Mr. Milbrath, and seconded by Mr. Stenson, and passed unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,



David L. Olson
Secretary