

MOWER COUNTY

AUSTIN, MINNESOTA

55912



October 25, 1984

MINUTES OF THE 72nd MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: Ken Trom, William Milbrath, Conrad Stemson, Merrill Chesebrough

Members Absent: None

Others Present: Julie Lewon, Craig Eliason

The 72nd meeting of the Mower County Board of Adjustment was called to order by Chairman Trom on Thursday, October 25, 1984 at 4:05 p.m. in the Jury Room of the Mower County Courthouse. Minutes of the May 31, 1984 meeting were approved as mailed on a motion by Mr. Milbrath, seconded by Mr. Stemson and passed unanimously.

Mark and Ronnelle Brekke - Variance from the Required 20 Foot Side Yard Setback:

A petition from Mark and Ronnelle Brekke to allow an addition to their house to be less than 20 feet from the side lot lines was read to the Board. The property in question is Lot 29, St. Michaels Subdivision in the S $\frac{1}{2}$, SW $\frac{1}{4}$ of Section 22, Lansing Township. Ronnelle Brekke was present and explained that the lot is 50 feet wide and the existing house is 24 feet wide. The existing side yards are approximately 10 feet wide. They wish to build a one story addition onto the back of the house. The addition will be the same width as the house, and will be no closer to the side lot lines than the house is. 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 as it would be maintaining the existing side yard setbacks which were established prior to the zoning ordinance.
- 2) The variance would be consistent with the Comprehensive Plan.
- 3) Particular hardships are shown by the fact that if the setbacks were met, the house could only be 10 feet wide. The character of the neighborhood will not be changed. The lots in this subdivision are not very wide, 50-60 feet, and all have approximately 10 foot side yard widths.

After a brief discussion, a motion to approve the 10 foot side yard setback variance for Lot 29, St. Michaels subdivision, was made by Mr. Stemson. The motion was seconded by Mr. Chesebrough and passed unanimously.

Minnesota Implement Company:- Variance from the 90 Foot Setback from a Trunk High-

way: A petition from the Minnesota Implement Company to allow an addition onto the office building to be 71 feet from the road right-of-way was read to the board. This property is located in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 24, Grand Meadow Township. Gary Luebke, business manager, was present. He explained to the board that the septic tank and drainfield is to the west of the building, the shop is to the south, and

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the driveway to the east. These obstacles leave only the north for the location of the addition. Mr. Chesebrough stated that he would like included in the record the fact that the Minnesota Department of Transportation had been notified of the variance request and had not sent any objection. He also said that it would be easier to consider this request in terms of practical difficulties instead of particular hardship because the plight of the landowner is not due to circumstances unique to the property and the circumstances were created by the landowner.

The Board then reviewed the conditions for granting a variance and it was determined as follows:

- 1) The variance would be in harmony with the ordinance intent and general purpose as the area is zoned commercial and this would be permitting the enlargement of the office area of the commercial installation.
- 2) The variance would be consistent with the comprehensive plan as the property is zoned commercial and the variance would be allowing the expansion of a commercial use.
- 3) Practical difficulties are shown as the septic tank and drainfield installation are west of the property, the shop abuts practically up against the existing office area to the south, and to extend the building to the east side would cut off the driveway that goes into the property.

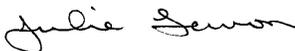
Mr. Luebke informed the Board that he had looked at the plans just before coming to the hearing and the proposed addition would be 26 feet wide instead of 24 feet. This would mean that a 21 foot variance would be needed instead of the 19 foot variance that was originally requested. Ms. Lewon said there would be no problem granting a larger variance since the notices sent said the petitioner was requesting to build closer than the required 90 feet setback. No specific distance was stated.

Mr. Milbrath then made a motion to approve the 21 foot variance for Minnesota Implement Company. The motion was seconded by Mr. Stenson and passed unanimously.

Other Business: Ms. Lewon passed out brochures for a planning conference "Health of the Countryside - A look at Rural Issues." The conference will be held December 6, 1984 at the Western Inn, Owatonna, Minnesota. All members of the Board were interested and wished to attend.

There being no further business, the meeting adjourned at 4:36 p.m. on a motion by Mr. Chesebrough, seconded by Mr. Stenson and passed unanimously.

Respectfully submitted,



Julie Lewon
Acting Secretary