

# MOWER COUNTY

AUSTIN, MINNESOTA

55912



## MINUTES OF THE 77th MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: Merrill Chesebrough, William Milbrath, Jen Ulwelling

Members Absent: Kenneth Trom

Others Present: Julie Lewon

The 77th meeting of the Mower County Board of Adjustment was called to order by Acting Chairman Milbrath on Monday, July 8, 1985 at 4:00 p.m. in the Commissioners Conference Room in the Mower County Courthouse. This was a special meeting to continue the hearing on the Petersdorf and Ashton request.

Ted Petersdorf and Richard Ashton - Variance to Allow Lot Frontage to be Less Than 125 Feet: Ms. Lewon reported that County Attorney Fred Kraft said an easement could not be used for the frontage of a lot. The frontage had to be on a road, street, service drive, etc. This would mean that Mr. Petersdorf's lot has no frontage at all. Mr. Petersdorf was not present. The Board and Le Roy Township officials that were present discussed various options available to Mr. Petersdorf to obtain the necessary frontage.

Mr. Chesebrough stated that the requested variance did not exist as the lot did not have the 33 feet of frontage as originally stated, but had no frontage at all at this time.

The Board reviewed the conditions for granting a variance allowing the lot to have no frontage. It was determined as follows:

- 1) The variance would not be in harmony with the ordinance's general intent and purpose, as the lot would have no frontage on a road, street, service drive, etc.
- 2) The variance would not be consistent with the comprehensive plan, as the lot would have no frontage on a road, street, service drive, etc.
- 3) Practical difficulties were not shown as the property could be divided differently to give the lot some frontage. Particular hardship was also not shown as there are no unique circumstances that weren't created by the landowner and the way he wishes to divide the land.

Mr. Chesebrough stated that there was no way to grant a variance for a lot to have no frontage on a road. Because the variance actually requested did not exist, a motion was made by Mr. Chesebrough to table the matter for lack of information, and to have the planning staff contact Mr. Petersdorf to inform him of the Board's decisions and the county attorneys report that the easement

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could not be used for frontage. The motion also included informing Mr. Petersdorf that after he finds some way to provide frontage to the lot, he can request the hearing to be continued before the Board. At that time, he must show proof of the frontage being provided. The motion was seconded by Mrs. Ulwelling and passed unanimously.

There being no further business, the meeting adjourned at 4:55 p.m. on a motion by Mrs. Ulwelling, seconded by Mr. Chesebrough.

Respectfully submitted,



Julie Lewon, Secretary