

MOWER COUNTY

AUSTIN, MINNESOTA

55912

September 26, 1985



MINUTES OF THE 80th MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: Kenneth Trom, Merrill Chesebrough, Jen Ulwelling, William Milbrath

Members Absent: None

Others Present: Julie Lewon

The 80th meeting of the Mower County Board of Adjustment was called to order by Chairman Trom on Thursday, September 26, 1985 at 4:10 p.m. in the Commissioners Conference Room in the Mower County Courthouse. Minutes of the August 12, 1985 meeting were approved on a motion by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously.

Eugene Dollander - Variance to Allow an Additional Non-Farm Dwelling in the Quarter-Quarter Section: The petition from Eugene Dollander was read by Ms. Lewon. The petitioner is planning to sell a 20 acre piece of property, S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 35, Pleasant Valley Township. After the property is sold, it is proposed to be split into two lots. One lot, the west half, would contain the existing non-farm home. The other lot, the east half, would have a new non-farm house on it, thereby becoming an additional non-farm dwelling in the quarter-quarter section and requiring the requested variance.

The proposed site for the additional non-farm dwelling has not been farmed. It is in the area of the outbuildings on the property.

Ms. Lewon also read that section of the zoning ordinance concerning non-farm dwellings. The Board reviewed the conditions for granting a variance and it was determined as follows:

- 1) The variance would be in harmony with the ordinance's general intent and purpose as it would not be taking farm land out of production and wouldn't be increasing the density such that extra services would be required such as improved roads. The proposal also meets five of the six regulations on non-farm dwellings.
- 2) The variance is consistent with the comprehensive plan as the proposed home would not be taking agricultural land out of production and wouldn't be putting a load on the township services.
- 3) Hardships are shown in the following ways:
 - a) The property has been part of the farmstead with several buildings scattered around (machine shed, pumphouse) and cannot be used as it stands without a variance. It couldn't be used for farming without extensive work of taking down buildings and trees, levelling ground, etc.

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b) The variance would not alter the essential character of the neighborhood.

Following further discussion, a motion was made by Mr. Milbrath to approve the variance for an additional non-farm dwelling on the E $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 35, Pleasant Valley Township for the previous reasons given. The motion was seconded by Mrs. Ulwelling and passed unanimously.

Other Business: Ms. Lewon informed the Board that, as of August 1, 1985, there was a \$10.00 fee for recording approved variances. There had previously not been a fee for recording them. After discussion, a motion was made by Mr. Chesebrough to recommend that the County Board raise the fee for variances from \$30.00 to \$40.00 to include the cost of the new filing fee, with the condition that in the event the variance is denied, the petitioner would get \$10.00 back. The motion was seconded by Mr. Milbrath and passed unanimously.

There being no further business, a motion to adjourn was made by Mrs. Ulwelling, seconded by Mr. Chesebrough and passed unanimously. The meeting adjourned at 4:35 p.m.

Respectfully submitted,



Julie Lewon
Acting Secretary