

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



(507) 433-1846

AUSTIN-MOWER COUNTY PLANNING DEPT.

August 11, 1986

Minutes of the 86th Meeting of the Mower County Board of Adjustment

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

Members Absent: None

Others Present: Julie Lewon

The 86th meeting of the Mower County Board of Adjustment was called to order by Chairman Trom on Monday, August 11, 1986 at 7:45 p.m. in Conference Room I in the Mower County Courthouse.

Wayne Gehling - Variance to Allow a Building to be Closer Than Required to the Road Right-of-Way: Ms. Lewon read the staff report. The petitioner is requesting to locate a building 75 feet from the right-of-way of Trunk Highway 16 instead of the required 90 feet back. The property is 79.67 acres in the E 1/2 of the SE 1/4, except .33 acres to the State in the NE corner, Section 21, Grand Meadow Township. Mr. Gehling is requesting the 15 foot variance because the construction of a new turn lane on TH 16 last year widened the road right-of-way by about 15 feet. With the wider right-of-way he can not locate the new building the 90 feet back due to the location of existing buildings to the south and east. Mr. Gehling was not present at the hearing.

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

- 1) The variance is in harmony with the ordinance's general intent and purpose as the variance requested is small and no setback line is being created.
- 2) The variance is consistent with the comprehensive plan as no new setback line is being created. The house and other buildings are closer to the right-of-way than the new building.
- 3) Particular hardship is shown by the following:
Without the variance there wouldn't be workable room between the proposed new building and the existing buildings. The circumstances are not created by Mr. Gehling but are due to the right-of-way being widened because of the new turn lane on TH 16. The variance will not alter the character of the neighborhood. There are existing buildings closer to the road than the new building will be.

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Following further discussion, a motion was made by Mr. Chesebrough to approve the 15 foot variance from the required 90 foot setback from TH 16. The motion was seconded by Mrs. Ulwelling and passed unanimously.

There being no further business, the meeting adjourned at 8:00 p.m. on a motion by Mr. Milbrath, seconded by Mr. Chesebrough and passed unanimously.

Respectfully submitted,



Julie Lewon
Acting Secretary