

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



(507) 433-1846

AUSTIN-MOWER COUNTY PLANNING DEPT.

December 18, 1986

Minutes of the 92nd Meeting of the Mower County Board of Adjustment

Members Present: Merrill Chesebrough, William Milbrath

Members Absent: Jen Ulwelling, Kenneth Trom

Others Present: Julie Lewon, Craig Eliason

The 92nd meeting of the Mower County Board of Adjustment was called to order by Acting Chairman Chesebrough on Thursday, December 18, 1986 at 4:00 p.m. in Conference Room I in the Mower County Courthouse in Austin, Minnesota. Minutes of the November 24, 1986 meeting were approved as mailed on a motion by Mr. Milbrath, seconded by Mr. Chesebrough and passed unanimously.

Edith Kennedy - Variance to Allow an Additional Non-Farm Dwelling in the Quarter-Quarter Section: Ms. Lewon read the staff report. Mrs. Kennedy is requesting a variance to allow an additional non-farm dwelling in the quarter-quarter section. This property is located on 23 acres in the N 1/2 SE 1/4, South of Highway, Section 5, Grand Meadow Township. The petitioner wishes to sell the 23 acres to Walter King who would then transfer a 2-3 parcel directly north of the existing building site to another party. The 2-3 acre parcel is non-agricultural land which has some trees and brush on it now. The proposal is to build a garage and/or storage buildings on the parcel and possibly a home in the future. The existing zoning is Rural. The surrounding land use and zoning are as follows: North - Highway, zoned Rural; South - Agricultural, zoned Rural; East - Agricultural, zoned Rural; and West - Highway, zoned Rural.

Acting Chairman Chesebrough announced that the site had been visited by himself, Mr. Milbrath and Julie Lewon and they discussed the proposal with the petitioners.

Ms. Lewon informed the Board that the office had received no correspondence from the neighbors or Town Board regarding the petition.

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

- 1) The variance is in harmony with the Ordinance's general intent and purpose as granting the variance would actually improve the appearance of the land, increase the value of the existing site and take no agricultural land out of production.

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- 2) The variance is consistent with the Comprehensive Plan as it will take no agricultural land out of production.
- 3) Particular hardships are shown by the following: The proposal would be a reasonable use of the land because the area would be a waste area if not developed. The proposal won't alter the characteristics of the neighborhood. The circumstances were created by the existence of Interstate 90 which separates this parcel from any adjoining agricultural land. The parcel alone is too small to farm.

A motion was made by Mr. Milbrath to grant the variance to allow an additional non-farm dwelling in the quarter-quarter section. The motion was seconded by Mr. Chesebrough and passed unanimously.

Acting Chairman Chesebrough announced that the variance approval would be recorded at the County Recorder's Office and would show up on the abstract if it were ever updated.

There being no further business, the meeting adjourned at 4:15 p.m. on a motion by Mr. Milbrath, seconded by Mr. Chesebrough and passed unanimously.

Respectfully submitted,

Craig E Eliason

Craig Eliason
Secretary