

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



507-437-9527

AUSTIN-MOWER COUNTY PLANNING DEPARTMENT

January 29, 1987

MINUTES OF THE 93RD MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: Jen Ulwelling, William Milbrath
Members Absent: Merrill Chesebrough, Kenneth Trom
Others Present: Julie Lewon, Craig Eliason

The 93rd meeting of the Mower County Board of Adjustment was called to order by Acting Chairman Ulwelling on Thursday, January 29, 1987 at 4:00 p.m. in Conference Room I in the Mower County Courthouse in Austin, Minnesota. Minutes of the December 18, 1986 meeting were approved as mailed on a motion by Mr. Milbrath, seconded by Mrs. Ulwelling and passed unanimously.

Virgil Weiss - Variance to Allow a Building to be Closer to the Road Right-of-Way than the Required 40 Foot Setback: Ms. Lewon read the staff report. Mr. Weiss is requesting a variance to allow a building to be located 15 feet from the road right-of-way instead of the required 40 foot setback. The property is located on the NW 1/4, Section 7, Bennington Township. He will be replacing an old building. The new building will be in the same location as the old one, no closer to the road. There are existing buildings behind this location that prevent the new building from meeting the 40 foot setback. Therefore, the 25 foot variance is requested. The existing land use is Farmstead and the existing zoning is Rural. The surrounding land use and zoning: North - Agricultural; zoned Rural; South - Agricultural; zoned Rural; East - Agricultural; zoned Rural; and West - Agricultural; zoned Rural.

Mr. Jesse Ronne, a neighbor, was present and asked the Board of Adjustment if similar variances have been approved. Mrs. Ulwelling replied that there have been others like it approved in the past.

The Board reviewed the criteria 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 granting the variance would not establish a new setback line and the building would not block the view of vehicles entering or leaving the property.

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- 2) The variance is consistent with the Comprehensive Plan for the same reasons as outlined in #1.
- 3) Practical difficulties are shown by the fact that meeting the 40 foot setback would not leave the room needed between the new building and existing buildings to the south to maneuver farm equipment.

Ms. Lewon informed the Board that the Planning Office had received no correspondence from neighbors or township officials regarding the variance.

A motion was made by Mr. Milbrath to grant the 25 foot variance to allow a building to be closer to the road right-of-way than the required 40 foot setback. The motion was seconded by Mrs. Ulwelling and passed unanimously.

Ms. Lewon 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.

Other Business - Election of Officers: A motion was made by Mrs. Ulwelling to retain the current slate of officers, Kenneth Trom as Chairman and William Milbrath as Vice-Chairman. The motion was seconded by Mr. Milbrath and passed unanimously.

Discussion of Change of Meeting Day: Ms. Lewon explained that Mr. Trom had informed her of conflicting meetings held on the usual days of the Board of Adjustment and inquired about having the day of the meeting changed. After some discussion, it was decided that a new meeting date would be set at next months meeting.

There being no further business, the meeting adjourned at 4:20 p.m. on a motion by Mr. Milbrath, seconded by Mrs. Ulwelling and passed unanimously.

Respectfully submitted,

Craig Eliason

Craig Eliason
Secretary