

Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



507-437-9527

AUSTIN-MOWER COUNTY PLANNING DEPARTMENT

February 26, 1987

Minutes of the 94th Meeting of the Mower County Board of Adjustment

Members Present: Jen Ulwelling, William Milbrath, Merrill Chesebrough

Members Absent: Kenneth Trom

Others Present: Craig Eliason

The 94th meeting of the Mower County Board of Adjustment was called to order by Acting Chairman Chesebrough on Thursday, February 26, 1987 at 4:20 p.m. in Conference Room I in the Mower County Courthouse in Austin, Minnesota. Minutes of the January 29, 1987 meeting were approved as mailed on a motion by Mr. Milbrath, seconded by Mrs. Ulwelling and passed unanimously.

Wallace Bustad - Variance to Allow an Additional Non-Farm Dwelling in the Quarter-Quarter Section: Mr. Eliason read the staff report. Mr. Bustad is requesting a variance to allow an additional non-farm dwelling in the quarter-quarter section. The property is located on the South 254.3 feet of the North 487.3 feet in the SW 1/4 NE 1/4, East of the River, Section 15, Austin Township - 6.27 acres. He wishes to move a mobile home onto this property. There are already three non-farm dwellings in the quarter-quarter section and the mobile home would be the fourth. The Zoning Ordinance allows only one non-farm dwelling per quarter-quarter section in the rural zone. Therefore, a variance is needed to allow the additional non-farm dwelling. The existing land use is Pasture and the existing zoning is Rural. The surrounding land use and zoning is: North - Residential, Zoned Rural; South - Gravel Pit and Residential, Zoned Rural; East - Residential, Zoned Rural; West - Agricultural, Zoned Rural.

Mr. Chesebrough announced that the Board and Mr. Eliason had visited the property just prior to the hearing.

Sheldon Lukes, Austin Townboard, was present and stated that the Townboard had no objections to the requested variance.

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 change the essential nature of the neighborhood because the area is already built up and is semi-suburban in nature and no agricultural land would be taken out of production.

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2) The variance is consistent with the Comprehensive Plan for the same reasons as outlined in #1.

3) Particular hardships are shown by the following: The proposal would be a reasonable use of the land because the area is separated from the other non-farm dwellings in the quarter-quarter section and would be located on a different road. The circumstances were created by the existence of a creek running through the middle of the quarter-quarter section. The proposal won't alter the characteristics of the neighborhood. The parcel alone is too small for any other use.

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

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

Other Business - Day of Meeting: A discussion was held by the Board on changing the day of the meeting from the last Thursday of the month to the last Wednesday of the month. After further discussion, a motion was made by Mr. Milbrath to set the day of the meeting to the last Wednesday of the month. The motion was seconded by Mrs. Ulwelling and passed unanimously.

There being no further business, the meeting adjourned at 4:35 p.m. on a motion by Mrs. Ulwelling, seconded by Mr. Milbrath and passed unanimously.

Respectfully submitted,

Craig Eliason
Craig Eliason
Secretary