

**Coordinated Development In**

**MOWER COUNTY**

**AUSTIN, MINNESOTA**

55912



507-437-9527

AUSTIN-MOWER COUNTY PLANNING DEPARTMENT

Minutes of the 104th Meeting of the Mower County Board of Adjustment

Members Present: Jen Ulwelling, Ken Trom, Bill Milbrath, Merrill Chesebrough

Members Absent: None

Others Present: Katie Losness

The meeting of the Mower County Board of Adjustment was called to order by Chair Trom on Wednesday, August 31, 1988, at 4:00 p.m. in Conference Room I of the Mower County Courthouse in Austin, Minnesota. Minutes of the July 27, 1988, meeting were approved as mailed on a motion made by Mrs. Ulwelling, seconded by Mr. Chesebrough and passed unanimously.

Michael Brooks - Variance to Allow An Additional Non-Farm Dwelling in the Quarter-Quarter Section: Ms. Losness read the staff report. Michael Brooks, RR 2, Box 112A, is requesting a variance for an additional non-farm dwelling in the quarter-quarter section to allow a mobile home on his property in Austin Township (N 1/2 SW 1/4 SW 1/4 NW 1/4 in Section 13). The surrounding land use is as follows: North is residential and Commercial, zoned rural; South is residential, zoned rural; agricultural, zoned rural and West is residential, zoned rural.

Helen White, who lives two houses down from Mr. Brooks, was present in support of the petition. Mr. Brooks was also present to answer the Board's questions. The Board found that the request was in harmony with the Ordinance's spirit and intent as well as consistent with the Comprehensive Plan because the land is not tillable. The Board also made a finding of practical difficulty because the existing dwelling on the property is inadequate structurally and for the size of the family. Therefore, Mrs. Ulwelling made a motion to approve the variance. The motion was seconded by Mr. Milbrath and passed unanimously.

David Hjelman - Variance to Allow an Additional Non-Farm Dwelling in the Quarter-Quarter Section: Ms. Losness read the staff report. David Hjelman is requesting a variance for an additional non-farm dwelling in the quarter-quarter section to allow the splitting off of a parcel from the farmstead which includes the dwelling for his daughter to live in (N 1/2 SE 1/4 exc 10.55 acres, Section 15 of Lansing Township). The existing land use is agricultural and the

Page Two  
Mower County Board of Adjustment  
August 31, 1988

zoning is rural. The surrounding land use is as follows: North is residential, zoned rural and to the South, East and West is agricultural, zoned rural.

Mr. Chesebrough pointed out that this would not entail the building of a structure but rather simply splitting off the existing house from the farm to be used for strictly residential purposes. The Board found that the variance is in harmony with the spirit and intent of the Ordinance because the home is located near a small subdivision that already exists. It is also consistent with the Comprehensive plan for the above reason. There was a finding of practical difficulty due to the need to divide the property to permit the occupation of the home by someone not engaged in farming. Therefore, Mr. Milbrath made a motion to approve the variance which was seconded by Mrs. Ulwelling and passed unanimously.

There being no further business to discuss, the meeting was adjourned on a motion made by Mrs. Ulwelling, seconded by Mr. Milbrath and passed unanimously.

Respectfully submitted,

  
Katie Losness