

MOWER COUNTY

AUSTIN, MINNESOTA

55912



January 25, 1989

Minutes of the 106th Meeting of the Mower County Board of Adjustment

Members Present: Jen Ulwelling, Bill Milbrath, Merrill Chesebrough

Members Absent: Ken Trom

Others Present: Katie Losness

The meeting of the Mower County Board of Adjustment was called to order by Vice-Chair Ulwelling on Wednesday, January 25, 1989, at 4:00 p.m. in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. Minutes of the November 7, 1989, meeting were approved as mailed on a motion made by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously.

Variance of 59 Feet From the Minimum Requirement of 125 Feet of Frontage - Russell Roe: Ms. Losness read the staff report. Russell Roe of LeRoy is petitioning on behalf of his brother Brian, who owns the N 1/2 SW 1/4 of Section 36 in Lodi Township, for a variance of 59 feet to allow a 66 foot frontage instead of the required 125 feet so that he can split off the farmstead from the farm as a non-farm dwelling to sell. The existing and surrounding land use is agricultural and the zoning is rural.

Vice-Chair Ulwelling mentioned that the Board has visited the site and had initially questioned whether a variance was required but staff has decided it would require a variance. The Board discussed the State Statute requirements and found that 1) the variance is in harmony with the spirit and intent of the Ordinance as this would preserve prime agricultural land by saving the 59 foot encroachment of agricultural land that would have been needed for 125 feet of frontage; 2) the variance is consistent with the Comprehensive Plan for the reason stated above; and 3) particular hardships are shown by the fact that the house was built prior to the Ordinance that far off the township road and a 125 foot wide frontage would not allow a reasonable use of the property, the plight of the landowner is due to the unique circumstance of this property having a 66 foot driveway which was created by the previous landowner, and the variance will not alter the essential character of the neighborhood. Therefore, Mr. Chesebrough made a motion to approve the variance. The motion was seconded by Mr. Milbrath and passed unanimously.

There being no further business to discuss, the meeting was adjourned at 4:10 p.m. on a motion made by Mr. Milbrath, seconded by Mr. Chesebrough and passed unanimously.

Respectfully submitted,

Katie Losness
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