

**AUSTIN  
MOWER COUNTY  
PLANNING DEPARTMENT**

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October 25, 1989

Minutes of the 110th Meeting of the Mower County Board of Adjustment Meeting

Members Present: Don Olson, 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 Acting Chair Chesebrough on Wednesday, October 25, 1989, at 4:00 p.m. in the Conference Room of the Austin-Mower County Planning Department in Austin, Minnesota. Minutes of the September 27, 1989, meeting were approved as mailed on a motion made by Mr. Milbrath, seconded by Mr. Olson and passed unanimously.

Variance to Allow an Additional Non-Farm Dwelling in the Quarter-Quarter Section - Betty Wilson: Ms. Losness read the staff report. Betty & Robert W. Wilson are requesting a variance to allow an additional non-farm dwelling on property they own in Pleasant Valley Township (W 590 ft. N 370 ft. S 1,895 ft. W 1/2 SW 1/4, Section 18). Petitioner would like to place a mobile home on the property for her mother to live in. The existing land use is residential and zoning is agricultural district. The surrounding land use is all agricultural, zoned Agricultural District.

Acting Chair Chesebrough stated that the Board had been out to visit the site and had spoken with the petitioner at the site. The proposed site for the mobile home is part of an existing farmstead with mixed out-buildings and trees. The spot has never been farmed and has a residential appearance and nature. The mobile home would be situated north of the home on a level piece of ground. They would tack into the existing new septic system from the home. The Board then reviewed the State statute requirements for granting a variance.

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The Board found that this variance is in harmony with the spirit and intent of the Ordinance because the intent of the Ordinance is to preserve agricultural land and this situation would not be taking any land out of production. They also found that the variance was consistent with the Comprehensive Plan as they would not be increasing the density of the use on the site. The Board found particular hardship because the property could not be put to a reasonable use under the conditions allowed by official controls because the piece of land would not be used for anything and would not be put to a constructive use. The quarter-quarter regulation does not provide a reasonable use of that piece of property. The plight of the landowner is due to the circumstances unique to the property that were not created by the landowner because the house and the buildings have been there for a number of years. This is an unused piece of land that was there due to the previous owners location of the building. One more building on the site will not alter the essential character of the neighborhood. Additional buildings wouldn't be seen from the road. The Board found that there was no other reasonable use of the space if the Ordinance were strictly adhered to.

It was noted that staff had not received any correspondence or telephone calls from the Pleasant Valley Township Board or any of the adjoining property owners. Therefore, Mr. Olson made a motion to approve the variance for an additional non-farm dwelling in the quarter-quarter section. The motion was seconded by Mr. Milbrath and passed unanimously.

There being no further business to discuss, the meeting adjourned at 4:11 p.m. on a motion made by Mr. Milbrath, seconded by Mr. Olson and passed unanimously.

Respectfully submitted,

*Katie Losness*

Katie Losness  
Assistant Planner

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