

MOWER COUNTY

AUSTIN, MINNESOTA

55912



January 16, 1991

Minutes of the 113th Meeting of the Mower County Board of Adjustment Meeting

Members Present: Bill Milbrath, Merrill Chesebrough, Don Olson

Members Absent: Ken Trom

Others Present: Daryl W. Franklin

The meeting of the Mower County Board of Adjustment was called to order by Acting Chair Chesebrough on Wednesday, January 16, 1991, at 4:06 p.m. in the Conference Room of the Austin-Mower County Planning Department in Austin, Minnesota. Minutes of the October 11, 1990, meeting were approved as mailed on a motion made by Mr. Milbrath, seconded by Mr. Olson and passed unanimously.

Variances from Mower County Sign Code - William Sheely: The staff report was presented. Mr. Sheely is requesting three variances for Beaver Trails Campgrounds (N 1/2, NW 1/4, Section 6, Marshall Township):

- 1) A variance of 486 feet from the gross area maximum of 250 square feet for all signs on a zoning lot;
- 2) Variance of one sign from the two sign maximum on any zoning lot;
- 3) A two sign variance for a maximum of one free-standing sign per zoning lot.

These variances would allow Mr. Sheely to erect two 288 square foot free-standing signs to attract freeway traffic. The existing land use is Beaver Trails Campground and the zoning is Agricultural District. The surrounding land uses are I-90 to the north and agricultural to the south, east and west. Surrounding zoning is Agricultural District.

The Board made an inspection of the site prior to the hearing. They were informed by staff that they had received no correspondence or phone calls received regarding this request. The Board then reviewed the statutory requirements for granting a variance. They found that the variance is in harmony with the spirit and intent of the Ordinance and that there are unique circumstances. They also found that the variance is consistent with the Comprehensive Plan which allows development on interchanges but also intends to restrict and regulate signage. The Board of Adjustment also found that the following particular hardships were shown:

- a) the property cannot be put to a reasonable use if used under the conditions allowed by official controls. If the current

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land use as a campground is to be effective to serve its purpose, it should be able to attract and be seen by the motoring public.

b) the plight of the landowner is due to circumstances unique to the property that were not created by the landowner. The landowner is located adjacent I-90 and near the interchange, which were not situations created by him.

c) The variance will not alter the essential character of the neighborhood as the character is a campground and is not agricultural. The placement of signs will not alter this.

After some discussion, a motion was made by Mr. Milbrath and seconded by Mr. Olson to grant the variances to allow two 288 square foot freestanding signs. The motion passed unanimously.

There being no further business to discuss, the meeting adjourned at 4:32 p.m. on a motion by Mr. Olson, seconded by Mr. Milbrath and passed unanimously.

Respectfully submitted,



Daryl W. Franklin
Planning Director