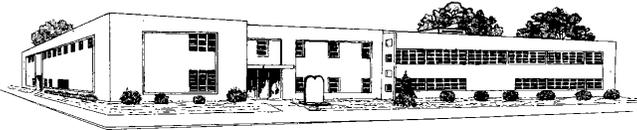


MOWER COUNTY

AUSTIN, MINNESOTA

55912



July 10, 1991

Minutes of the 115th Meeting of the Mower County Board of Adjustment

Members Present: Don Olson, Merrill Chesebrough

Members Absent: Ken Trom, Bill Milbrath

Others Present: Katie Losness

The special meeting of the Mower County Board of Adjustment was called to order by Acting Chair Chesebrough on Wednesday, July 10, 1991, at 8:00 p.m. at the office of the Austin-Mower County Planning Department in Austin, Minnesota. Minutes of the April 24, 1991, meeting were approved as mailed on a motion made by Mr. Olson, seconded by Mr. Chesebrough and passed unanimously.

Variance #231 - Variance for an Additional Non-Farm Dwelling in the Quarter-Quarter Section - Norman and Gloria Anderson: Ms. Losness-Larson read the staff report. The Andersons are requesting the variance to allow them to a retirement home on their five-acre parcel in Red Rock Township (All that part of the N 1/2 NE 1/4, Section 33 Red Rock Township, desc as follows: Commencing at the NE cor N 1/2 NE 1/4, Section 33; thence S 00 05'30" W a dist of 855.17 ft, on an assumed bearing, on the E line of said qtr sect, to the point of beg; thence S 00 05'30" W a dist of 466.62 ft, on the E line of NE 1/4 of said sect; to the SE cor N 1/2 NE 1/4 of said sect; thence N 89 52'39" W a dist of 532 ft, on the S line of said N 1/2 NE 1/4 of Sect 33; thence N 01 36'06" E a dist of 466.79 ft; thence S 89 52' 39" E a dist of 519.70 ft, to the point of beg; subj to hwy easement on the E side thereof). The existing land use is vacant and the zoning is Agricultural District. The immediate surrounding land uses are agricultural and zoning is Agricultural District.

The Board referenced the inspection they made of the site prior to the hearing noting that while the land is zoned Agricultural, there is a semi-urbanized area located near. The property is not under cultivation nor has been for many more than five years. The land is mowed and is surrounded by a wind break on the north and west. There is no agricultural land being taken out of production. Staff related that no correspondence or phone calls regarding this request had been received.

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 as it would not be taking any

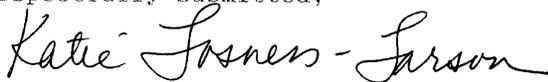
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agricultural land out of production. Therefore, it is consistent with the Comprehensive Plan which aims to protect agricultural land. The Board also found practical difficulties were shown because to use it agriculturally would require the bulldozing of very mature trees. The property already has a well on it and is conducive to rural residential use.

Therefore, Mr. Olson made a motion to approve the variance to allow an additional non-farm dwelling in the quarter-quarter section. The motion was seconded by Mr. Chesebrough and passed unanimously.

There being no further business to discuss, the meeting adjourned at 8:05 p.m. on a motion by Mr. Olson, seconded by Mr. Chesebrough and passed unanimously.

Respectfully submitted,



Katie Losness-Larson