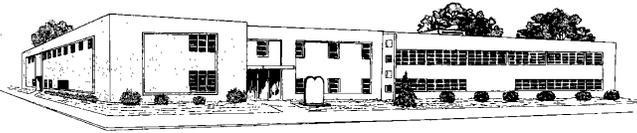


MOWER COUNTY

AUSTIN, MINNESOTA

55912



July 31, 1991

Minutes of the 116th Meeting of the Mower County Board of Adjustment

Members Present: Don Olson, Merrill Chesebrough, Bill Milbrath

Members Absent: Ken Trom

Others Present: Katie Losness-Larson

The regular meeting of the Mower County Board of Adjustment was called to order by Acting Chair Olson on Wednesday, July 31, 1991, at 8:10 p.m. at the office of the Austin-Mower County Planning Department in Austin, Minnesota. Minutes of the July 10, 1991, meeting were approved as mailed on a motion made by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously.

Variance #232 - Variance for an Additional Non-Farm Dwelling in the Quarter-Quarter Section - Peter Lex: Ms. Losness-Larson read the staff report. Mr. Lex is requesting the variance to allow him to move a mobile home onto his parent's property in SW 1/4 NW 1/4, Section 11, Racine Township (That part of SW 1/4 NW 1/4, Section 11 desc as follows: Comm at NW cor of said Section 11; thence southerly on an assumed azimuth from N of 180 deg 00 min 00 sec, along W line of said sect, a dist of 1893.11 ft to point of beg; thence easterly 90 deg 37 min 57 sec azimuth 76.93 ft to E line of State hwy r-o-w; thence easterly 90 deg 37 min 57 sec azimuth 349.61 ft; thence southerly 179 deg 26 min 45 sec azimuth 517.03 ft; thence westerly 270 deg 10 min 46 sec azimuth 431.52 ft; thence northerly 00 deg 00 min 00 sec azimuth, along W line of said sect, a dist of 520.36 ft to point of beg). The existing land use is residential 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. There had previously been a mobile home on the same site.

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 is a clearly defined homestead area with a shelterbelt, existing buildings and wouldn't change the essential nature

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of the area. It is consistent with the Comprehensive Plan as it would not be taking any agricultural land out of production and is serviced by an existing highway. The Board also found practical difficulties were shown because the site was once occupied by a mobile home and there are in-place facilities for water, sewer and natural gas which could not be used if the variance were not granted.

Therefore, Mr. Milbrath 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 8:20 p.m. on a motion by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously.

Respectfully submitted,



Katie Losness-Larson