

# MOWER COUNTY

AUSTIN, MINNESOTA

55912



December 23, 1992

Minutes of the 128th Meeting of the Mower County Board of Adjustment

Members Present: Kenneth Trom, Don Olson, and Merrill Chesebrough.

Members Absent: Bill Milbrath.

Others Present: Bob Werner, Herb Hanson, and Daryl W. Franklin.

The regular meeting of the Mower County Board of Adjustment was called to order by Chair Kenneth Trom on Wednesday, December 23, 1992 at 2:25 p.m. in the Conference Room of the Mower County Office Building, Austin, Minnesota.

Minutes of the October 28, 1992 meeting were approved as mailed on a motion made by Merrill Chesebrough and seconded by Don Olson. It passed unanimously.

Variance #245 - A variance for the additional non-farm dwelling per quarter-quarter, Robert J. Werner. Section 19, E 626.1 Ft. W. 1146.9 Ft. N.340.9 Ft. NW 1/4 SE 1/4 T103 R 14, 4.9 acres, Frankford Township, Mower County, Minnesota. The staff report was read.

Mr. Werner is requesting the variance for additional non-farm dwelling to allow him to sell off half of his existing non-farm acreage for a building site. The existing land use is non-farm acreage, zoned agricultural. The board referenced their inspection that was made by the majority of the board members prior to the meeting. The board then reviewed their statutory requirements for granting a variance.

After some discussion, a motion was made by Donald Olson and seconded by Merrill Chesebrough that this variance be granted because 1. it is in harmony with the spirit and intent of the ordinance, the area is actually urban in nature. 2. The variance is consistent with the Comprehensive Plan since there was no taking of agricultural land out of production. 3. Practical difficulties were found based upon the following facts, the parcel is too small for farm equipment, yet too large for garden equipment and it has not been farmed in over five years. Also, it is consistent with the Comprehensive Plan as it is not removing farm land from production, and the area as is delineated by shelter-belt. The motion passed unanimously.

There being no further business, the meeting adjourned at 2:49 p.m. on a motion by Don Olson and seconded by Merrill Chesebrough. The motion passed unanimously.

Respectfully submitted,

Daryl W. Franklin