

MOWER COUNTY BOARD OF ADJUSTMENT

Minutes of the Mower County Board of Adjustment

Members Present: Mary Kenyon, Don Olson, Joan Roe

Members Absent: Gary Braaten

Others Present: Citizens, Daryl W. Franklin.

The regular meeting of the Mower County Board of Adjustment was called to order by Chair Don Olson on Wednesday, October 29, 1997, at 3:30 p.m. in the Conference Room, Mower County Offices, 1105-1/2 NE 8th Avenue, Austin, Minnesota. Minutes of the August 27, 1997, meeting were approved as mailed on a motion by Joan Roe, seconded by Mary Kenyon, The motion passed unanimously.

Variance #355 - Everett & Verla Haney- Variance from Section 14-50h of the Mower County Zoning Ordinance to allow for the split of a 5-acre parcel for an additional dwelling site in Section 31 of Lansing Township. Reference was made to the site visit by the Board of Adjustment at 2:45 p.m. on this date. Staff report was presented. Report from the Mower County Feedlot Officer was presented. George Moline, representing the Haney's, explained their proposal to construct a home on this site. Carlton Thompson and Ralph Noble, representing Lansing Township were present and stated that the Township has no opposition to this proposal. After some discussion, a motion was made by Joan Roe, seconded by Mary Kenyon, to approve Variance #355 because (1) the variance is in harmony with the spirit and intent of the ordinance because the land is unique in location and size; wedged between Turtle Creek and the road and of a small size and slope; and is not capable of being farmed with large machinery, thus agricultural land is not being taken out of production; (2) the variance is consistent with the Comprehensive Plan because the economic viability of Mower County is being expanded, (3) there are practical difficulties and particular hardships shown because the land is not able to be used for agricultural production and does not have another use. The variance was approved with the following conditions:

1. A zoning permit and ISTS permit be issued for the new dwelling by October 31, 2001, or the variance is void.

The motion passed unanimously.

Variance #356 - Leon & Dorothy Steinkamp Variance from Section 14-50h of the Mower County Zoning Ordinance to allow for the additional dwelling on a 53-acre parcel in Section 7 of Frankford Township. Reference was made to the site visit by the Board of Adjustment at 1:40 p.m. on this date. Staff report was presented. Report from the Mower County Feedlot Officer was presented. The Board of Adjustment was informed that in January, 1982, the Board of Commissioners approved a conditional use permit for a mobile home for this parcel but that the mobile home had never been installed. After some

discussion, a motion was made by Mary Kenyon, seconded by Joan Roe, to approve Variance #356 because (1) the variance is in harmony with the spirit and intent of the ordinance because a conditional use permit was granted for a mobile home, therefore it is reasonable to grant this, (2) the variance is consistent with the Comprehensive Plan because the economic viability of Mower County is being expanded, (3) there are practical difficulties and particular hardships shown because the children that will live in the home will assist the parents. The variance was approved with the following conditions:

1. Property can not be subdivided in the future without another variance issued by Mower County.
2. An evaluation be conducted by a licensed Designer I or Inspector, on any sewage treatment system serving the property. If the sewer system is found to be failing as defined in the Mower County Individual Sewage Treatment Ordinance, the system will have to be upgraded or replaced to MPCA 7080 standards as a condition of the variance within one (1) year of approval of the variance. Inspection form must be forwarded to the Mower County Planning Department upon completion of evaluation.
3. A zoning permit and ISTS permit be issued for the new dwelling by October 31, 2001, or the variance is void.

The motion passed unanimously.

Variance #357 - Delos Frank- Variance from Section 14-50h of the Mower County Zoning Ordinance to allow for an additional dwelling site in Section 26 of Nevada Township. Reference was made to the site visit by the Board of Adjustment at 2:20 p.m. on this date. Staff report was presented. Report from the Mower County Feedlot Officer was presented. After some discussion, a motion was made by Mary Kenyon, seconded by Joan Roe, to approve Variance #357 because (1) the variance is in harmony with the spirit and intent of the ordinance because the area had a building site on it in the past and is not in agricultural production, (2) the variance is consistent with the Comprehensive Plan because the economic viability of Mower County is being expanded, (3) there are practical difficulties and particular hardships shown because the property has a well and was a building site. The variance was approved with the following conditions:

1. Property can not be further subdivided in the future without another variance issued by Mower County.
2. A zoning permit and ISTS permit be issued for the new dwelling by October 31, 2001, or the variance is void.

The motion passed unanimously.

Other Business:

There being no further business, the meeting adjourned at 4:15 p.m. on a motion by Mary Kenyon, seconded by Joan Roe. The motion passed unanimously.

Respectfully submitted:



Daryl W. Franklin