

## **MOWER COUNTY BOARD OF ADJUSTMENT**

### **Minutes of the Mower County Board of Adjustment** **WORK SESSION, MARCH 17, 1999 at 11:00 a.m.**

Members Present: Joan Roe, Gary Braaten, Harold Boverhuis, Mary Kenyon

Others Present: Glen Jacobsen, Daryl Franklin, Bill Buckley

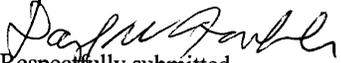
No minutes were approved since it was a work session.

The members discussed the question of 14-51(h) of the Mower County Zoning Ordinance and all the Variances that have been requested. They also looked at the items that were discussed at the October 28, 1998 meeting:

1. Establish radius distance from city limits.
2. Lot minimum and lot size.
3. Sales to relatives, i.e. adjacent to existing building site.
4. One dwelling per 160 vs. one dwelling per 80.
5. Number of dwelling along mile length.
6. CER
7. Land in production
8. Abandoned homesteads.

They discussed the Comprehensive Plan and its relationship to the zoning and subdivision ordinance. The Mower County Comprehensive Plan and the Zoning Ordinance are not in the correct order that the Zoning Ordinance was adopted in 1989 and the Comprehensive Plan in 1993. The zoning ordinance is to be based upon the comprehensive plan. They discussed the importance of a re-visit to the Comprehensive Plan, Zoning Ordinance, and Sub Division Ordinance. However, the BOA realizes that it will take time and we need to start soon. Possible rationale for the proposed changes to the Planning Commission, County Board and Citizens that (1) Farm operations are getting larger and with farm operations there is the need for more than one dwelling per farm operation and the home should be on adjoining land to the farmstead. (2) The density requirement of 1 per 60 shouldn't be applied to the total county area but must be to a specific areas. Areas around cities can be at greater density. Based upon these facts it is suggested that all residential building not in platted lots become a CUP, and all feedlot modifications and changes, would also be CUP. Other suggestions were made that all of the 'F' Sections under 14-51 and the (h) be transferred into the CUP category.

The BOA requested the Glen Jacobsen and staff put together some modifications to the current Zoning Ordinance with these changes to allow for the additional dwelling per farm operation with these conditions. The suggestion maybe under the current Zoning Ordinance the farm operation has a minimum of 80 acres and the additional swelling is adjacent tot he current dwelling.

  
Respectfully submitted,  
Daryl W. Franklin