

MOWER COUNTY BOARD OF ADJUSTMENT

Minutes of the Mower County Board of Adjustment

Members Present: Mike Adams, Mary Kenyon and Joan Roe

Members Absent: Harold Boverhuis and Gary Braaten

Others Present: Glen Jacobsen, Mary & Ron Anderson, William Hinds, Citizens,
Daryl W. Franklin

The regular meeting of the Mower County Board of Adjustment was called to order by Vice Chair, Joan Roe on Wednesday, October 25, 2000, at 2:00 p.m. at the Mower County Courthouse, Commissioners Room, 201 1st Ave NE, Austin, Minnesota.

Minutes of the September 26, 2000 meeting were approved as mailed on a motion by Mike Adams and seconded by Mary Kenyon. The motion passed unanimously.

Variance #426 – Ron & Mary Anderson and Louise Pruitt - Variance from Section 14-50(h)1 of the Mower County Zoning Ordinance for an additional dwelling per 160 acres; South 30 rods, West 30 rods, East 40 rods, SW ¼ NE ¼, Section 6, Austin Township, Mower County, Minnesota. PIN #02-003-0160. *Reference* was made to the site visit by the Board of Adjustment at approximately 1:25 p.m. *Staff Report* was presented. A letter from Scott Richardson, attorney representing the Andersons and Louise Pruitt, was presented. Mr. Anderson explained that they had no additional information to add. Joan Roe asked for individuals who were in opposition to speak. Williams Hinds and another citizen voiced their concern that variances should not be granted and that the strict one dwelling per 160 acres should be followed. Mr. Anderson explained that there were two legal descriptions for the property in question. After some discussion a motion was made by Mike Adams and seconded by Mary Kenyon to approve Variance #426 for an additional dwelling per 160 acres based upon the the findings of fact as presented in the document by Mr. Richardson and based upon all the evidence presented here and specifically that it meets the objective intent of the County's zoning ordinances, in that it protects prime agricultural land, provides an alternative non-farm housing site and minimizes the urban/rural conflicts by maintaining the areas rural character.

Variance #426 was approved with the following conditions:

1. 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.

2. No future subdivision of parcel without applying for and receiving a variance.

Roll Call

Michael Adams – Yes

Mary Kenyon – Yes

Joan Roe – Yes

Summary: 3 Yeas – 0 Nays. Motion passed unanimously.

There being no further business, the meeting adjourned at 2:17 p.m. on a motion by Mary Kenyon, seconded by Michael Adams. The motion passed unanimously.

Respectfully submitted,



Daryl W. Franklin

vjk