

MOWER COUNTY BOARD OF ADJUSTMENT

Minutes of the Mower County Board of Adjustment

Members Present: Mike Adams, Gary Braaten, Mary Kenyon and Joan Roe

Members Absent: Harold Boverhuis

Others Present: Glen Jacobsen, Scott Hamand, Gary Goettelman, James Rubin, Citizens, Daryl W. Franklin

The regular meeting of the Mower County Board of Adjustment was called to order by Chair, Gary Braaten on Wednesday, November 29, 2000, at 2:30 p.m. at the Mower County Courthouse, Commissioners Room, 201 1st Ave NE, Austin, Minnesota.

Minutes of the October 25, 2000 meeting were approved as mailed on a motion by Mary Kenyon and seconded by Mike Adams. The motion passed unanimously.

Variance #427 – Scott Hamand - Variance from Section 14-50(h)1 & 2 of the Mower County Zoning Ordinance for an additional dwelling per 160 acres and more than two dwellings per mile length on a single side of the road; N 198 ft., W 220 ft., E 440 ft., W ½, SE ¼, Section 14, Frankford Township, Mower County, Minnesota. PIN #06-008-0022. *Reference* was made to the site visit by the Board of Adjustment at approximately 1:45 p.m. *Staff Report* was presented. A letter from Mr. Hamand was presented discussing the variance and the uniqueness of the property. He stated that he purchased the property in 1993 and in 1995 a 40' x 65' pole shed was built. His intent was to move a home on the property and live there. A letter was read into testimony from Mike Schubert, Deer Creek Racetrack owner, speaking in opposition of the petition because of the potential of noise concerns from the racetrack. Marnie Bringham from the MPCA had been contacted. The MPCA expressed concerns about building another dwelling in the impact zone of the racetrack. Gary Goettelman, a property owner in the area, stated that he was opposed to another dwelling because of the impact it could have on their well and ground water. Jim Rubin stated that he opposes additional dwellings in the area because of the impact they have his property value. He was also concerned about the small size of the original lot. Mr. Adams inquired if the original intent of the previous property owners was to sell off lots. After some discussion a motion was made by Mike Adams and seconded by Joan Roe to deny Variance #427 for the following reasons:

- 1) It is not in accordance with the Mower County Zoning Ordinance.
- 2) It is not consistent with the Comprehensive Plan.

Roll Call

Michael Adams – Yes

Mary Kenyon – Yes

Gary Braaten – Yes

Joan Roe – Yes

Summary: 4 Yeas – 0 Nays. Motion to deny passed unanimously.

Board of Adjustment members were presented information from the recent citizen meetings on the Comprehensive Plan update.

The Board of Adjustment viewed the MCIT video on the proper procedure for reviewing Variances.

There being no further business, the meeting adjourned at 3:40 p.m. on a motion by Joan Roe, seconded by Mary Kenyon. The motion passed unanimously.

Respectfully submitted,



Daryl W. Franklin

vjk