

MOWER COUNTY BOARD OF ADJUSTMENT

Minutes of the Mower County Board of Adjustment – April 25, 2001

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

Members Absent: None

Others Present: Glen Jacobsen, Daryl W. Franklin

The regular meeting of the Mower County Board of Adjustment was called to order by Gary Braaten on Wednesday, April 25, 2001, at 4:00 p.m. at the Mower County Courthouse, Commissioners Room, 201 1st Ave NE, Austin, Minnesota.

Minutes of the February 28, 2001 meeting were approved as mailed on a motion by Joan Roe and seconded by Harold Boverhuis. The motion passed unanimously.

Variance #431 – Stephen P. Sollie – Variance from Section 14-81(b)(2)(a) of the Mower County Zoning Ordinance to construct a 20 x 30 foot office addition on the building that would be ten feet from the side property line. A ten foot variance was being requested; Approx. 2.09 ac. SW ¼ NE 1/4, Section 11, Austin Township, Mower County, Minnesota. PIN #02-008-0191. Reference was made to the site visit by the Board of Adjustment at approximately 3:40 p.m. Staff Report was presented. Stephen Sollie discussed the proposal and the letter prepared by Peter Plunkett. Mr. Sollie stated that he wanted to consolidate his operation and move to this location. Considering the location of the existing building, this was the only place for the addition.

After some discussion a motion was made by Harold Boverhuis and seconded by Michael Adams to approve Variance #431 with the following conditions based upon the testimony and the document from Mr. Plunkett which will become part of the official record showing that the criteria for granting a variance has been met.

- 1) Secure a zoning permit for the office addition.
- 2) Have parking lot paved as proposed in Peter Plunkett's letter.

Roll Call

Gary Braaten - Yes
Michael Adams – Yes
Joan Roe – Yes

Mary Kenyon - Yes
Harold Boverhuis – Yes

Summary: 5 Yeas; 0 Nays. Motion passed unanimously.

Variance #432 – Jeff Bauer – Variance from Section 14-50(h) 1 & 4 of the Mower County Zoning Ordinance to construct an additional dwelling per 160 acres; N ¾ E ½ SW ¼ & of W ½ SE ¼ - all W of 00 Rd #12 & E of old RR, & E ½ Old RRY, Section 27, LeRoy Township, Mower County, Minnesota. PIN #09-027-0035. Reference was made to the site visit by the Board of Adjustment at approximately 2:20 p.m. Staff Report was presented. Jeff Bauer discussed the proposal and the letter prepared by Robert Maus. Mr. Bauer stated that they want to build on the area and leave the rest in field.

Bill McCloud, LeRoy Township Chairman, stated that the Township was supportive of the variance.

After some discussion a motion was made by Joan Roe and seconded by Mary Kenyon to approve Variance #432 with the following conditions based upon the testimony and the document from Mr. Maus which will become part of the official record showing that the criteria for granting a variance has been met.

- 1) A zoning permit and ISTS permit must be issued for the new dwelling by December 31, 2003 or the variance is void.
- 2) No future subdivision of parcel without applying for and receiving a variance.
- 3) The Owner/Petitioner is responsible for installation of driveway including culvert and fill.
- 4) Home must be at least 1000 feet from any licensed feedlot.

Roll Call

Gary Braaten - Yes
Michael Adams – Yes
Joan Roe – Yes

Mary Kenyon - Yes
Harold Boverhuis – Yes

Summary: 5 Yeas; 0 Nays. Motion passed unanimously.

Variance #433 – Keith Ellis – Variance from Section 14-50(h) 1 of the Mower County Zoning Ordinance to locate a feedlot 800 feet instead of 1,000 feet from another residence on property; 14.6 ac. in N ½ S ½ SE ¼, Section 29, Red Rock Township, Mower County, Minnesota. PIN #16-029-0070. Reference was made to the site visit by the Board of Adjustment at approximately 3:15 p.m. Staff Report was presented. Keith Ellis discussed the proposal and the letter prepared by Lee Bjorndal. Mr. Ellis stated he purchased property in April of last year to be close to his farm operation. He had a few beef cattle on the area and previously they had livestock. He explained he farmed 200 plus acres so he had a place for manure disposal.

Tom Baudler, representing Dan Hodgman, asked how the variance may impact Mr. Hodgman's development. Mr. Ellis showed a map showing the feedlot is at least 1,000 feet from the Hodgman property. Dan Hodgman wanted people to be aware of his development.

After some discussion a motion was made by Mary Kenyon and seconded by Harold Boverhuis to approve Variance #433 with the following conditions based upon the testimony and the document from Mr. Bjorndal which will become part of the official record showing that the criteria for granting a variance has been met.

- 1) Secure a zoning permit for the building.
- 2) Be limited to 105 animal units.
- 3) Limited to hoop barn as the feedlot.

Roll Call

Gary Braaten - Yes
Michael Adams – Yes
Joan Roe – Yes

Mary Kenyon - Yes
Harold Boverhuis – Yes

Summary: 5 Yeas; 0 Nays. Motion passed unanimously.

Variance #434 – Troy Peterson (Petitioner) and Marion Glover (Owner) – Variance from Section 14-50(h) of the Mower County Zoning Ordinance to construct an additional dwelling per 160 acres; and on land which has been tilled within five years; 7 ac. NE ¼ SE ¼ inc. old RR-RR-WY, Section 22, Racine Township, Mower County, Minnesota. PIN #15-022-0030. Reference was made to the site visit by the Board of Adjustment at approximately 1:30 p.m. Staff Report was presented. Troy Peterson discussed the proposal and the letter prepared by Lee Bjorndal. Mr. Peterson stated that they would use a couple acres for the house and the rest would be farmed by Mr. Christie who has previously farmed it. He also explained that the old railroad previously was located on the west side of the field. At the site visit prior to the meeting Bill Henke and Bruce Bucknell, representing Racine Township, stated they are against the variance because it is taking farm land out of production.

After some discussion a motion was made by Harold Boverhuis and seconded by Joan Roe to approve Variance #434 with the following conditions based upon the testimony and the document from Mr. Bjorndal which will become part of the official record showing that the criteria for granting a variance has been met.

- 1) A zoning permit and ISTS permit must be issued for the new dwelling by December 31, 2003 or the variance is void.
- 2) No future subdivision of parcel without applying for and receiving a variance.
- 3) The Owner/Petitioner is responsible for installation of driveway including culvert and fill.
- 4) Home must be at least 1000 feet from any licensed feedlot.

Roll Call

Gary Braaten - Yes
Michael Adams - Yes
Joan Roe - Yes

Mary Kenyon - Yes
Harold Boverhuis - Yes

Summary: 5 Yeas; 0 Nays. Motion passed unanimously.

There being no further business, the meeting adjourned at 5:00 p.m. on a motion by Joan Roe, seconded by Mary Kenyon. The motion passed unanimously.

Respectfully submitted,



/s/ Daryl W. Franklin

Daryl W. Franklin

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