

Mower County Planning Commission

County Court House
Austin, Minnesota 55912

A special meeting was called to order by the Chairman October 15, 1974 with the following present:

Richard Anderson	Wm. Douty	Wm. Milbrath
M. E. Chesebrough	Stella Jensen	Roger Peck
Grace Dooley	John Kramer	Lee Thompson

Daryl Franklin and Dave Benson from the Office and the Austin Town Board.

SP 78 Church of Latter Day Saints for a permit to erect a church on their property in NE $\frac{1}{4}$ Sec. 5 T1O2N R18W was presented with the report of the Investigating Committee recommending approval. Several members of the church were present to answer questions on the petition. A motion by Roger Peck seconded by Lee Thompson to accept the report of the committee and recommend approval of the petition to the County Board carried unanimously.

Minutes of the last regular meeting were read and approved on a motion by Wm. Milbrath seconded by Stella Jensen. A7V 30 Nicholas Reinartz was referred to the Board of Adjustments.

SP 79 Phillip Heydt for a permit to purchase 1.6 acres from his father without platting to establish a residence on his father's farm was presented with the report of the Investigating Committee recommending approval. A motion by Wm. Milbrath seconded by Wm. Douty to accept the committee report and recommend approval of the permit to the County Commissioners carried unanimously.

SP 81 Ralph Crane and Plat 74-22 from Cecil Bunkofske were accepted and referred to the Investigating Committee.

Discussion followed on the proposed change in 4.14 of Mower County Subdivision Regulations to read as follows:

- 4.14 Land Unsuitable for Platting: The right is reserved to disapprove any subdivision for purposes of promoting the health, safety and general welfare of the citizens of Mower County. Reasons for disapproval of any subdivision may include, but need not be limited to any of the following:
- .141 Land is subject to flooding;
 - .142 Property has a high water table;
 - .143 Property has soil with a percolation rate of 65 mins/inch or greater;
 - .144 The land has poor drainage which may cause pollution of ground and surface waters;
 - .145 Layers of bedrock or impervious soils lie within six feet of the ground surface.

A motion by Wm. Milbrath seconded by Roger Peck to recommend the proposed change to the County Board for adoption carried unanimously.

MCPC 10/15/74

Dave Benson reviewed FHA Grant Applications for Dexter and Waltham and asked for a favorable recommendation from the Planning Commission to the FHA. A motion by Roger Peck seconded by Wm. Douty to approve the request carried unanimously. He also informed the Commission that a hearing by the PCA on the Nicolville application for funds to correct their sewage disposal system will be held in Roseville October 17. The PCA advocates extension of services from Austin to correct the system. Discussion of this proposal resulted in a motion by Grace Dooley seconded by Richard Anderson that the Planning Commission oppose this suggested plan because of the adverse cost-benefit relationship to the area and because the extension would encourage undesirable and uneconomical strip development along County 46. This motion carried unanimously.

Suggested changes to the Ordinances as a result of transferring to the General Law on Planning and Zoning were discussed. The Commission requests a meeting of their officers with the County Board to discuss the suggested amendments to the ordinances before making a formal recommendation.

The question of legality of the County Board's approval of SP 75 Neil Ingvalson as regulated by Section Eleven-5 of the Mower County Zoning Ordinance was raised by Grace Dooley. This petition had been recommended for denial and was approved by three commissioners at the legal hearing. A motion by Grace Dooley seconded by John Kramer to request formal interpretation from the Attorney General on Section Eleven-5 as pertaining to Special Permits carried unanimously.

The meeting adjourned on a motion by Lee Thompson seconded by Richard Anderson.

Grace M. Dooley
Secretary