

Mower County Planning Commission

County Court House
Austin, Minnesota 55912

A special meeting was called to order by the chairman May 13, 1975 for the purpose of studying proposed changes in the Zoning Ordinance and further discussion on Exclusive Agriculture Zoning. The following members were in attendance:

Richard Anderson	Clifford Christianson	Stella Jensen	Roger Peck
Dale Braaten	Grace Dooley	John Kramer	
M. E. Chesebrough	Wm. Douty	Wm. Milbrath	

Daryl Franklin, Dave Benson, Bruce Thompson and John Byers were also present.

Suggested changes by the staff were presented and reviewed by the board. The addition of three new sections necessitate renumbering the ordinance. The following proposed changes were discussed:

- SECTION FOUR: CONDITIONAL USE PERMITS. This section is entirely new using the same language as appears in the state legislation.
- SECTION FIVE: CONDITIONAL USE PERMIT REVIEW CRITERIA. The words "Special Permit" are changed to "Conditional Use Permit" to agree with Section Four.
- SECTION EIGHT: REGULATIONS APPLYING TO EXCLUSIVE RESIDENTIAL ZONE. Delete "churches" from the list of uses requiring conditional use permit.
- SECTION SIXTEEN: BOARD OF ADJUSTMENT. An entirely new section based on enabling legislation and other ordinances.
- SECTION TWENTY: GENERAL AND ADDITIONAL PROVISIONS. Delete amendmant that substitutes "Planning Department" for "Planning Commission" in regard to where petitions shall be filed and incorporate into specific sections.

Also delete Section C-1 on setback requirements and incorporate into appropriate sections.

After considerable discussion a motion by Wm. Milbrath seconded by Roger Peck to recommend the above changes in the Zoning regulations to the County Commissioners for approval carried unanimously.

Dave Benson presented a report on the progress of the research in Agriculture Zoning, citing the pros and cons for such land use. On the affirmative side is protection of feed lots under PCA regulations, enabling drainage groups to work together, protect the rural philosophy, prevent non-farm residents from taking advantage of farm surroundings at the farmer's expense, prevent the demand from such non-farm residents for more police protection, better roads, etc. On the negative side the farmer would not be able to sell off small packages of land for residential use. Dave also presented a summary of the progress of Agriculture Zoning in Sterns, Kandiyohi, Nobles, Rice, Waseca and Blue Earth Counties. John Byers showed how, from the maps, certain areas could be selected as Exclusive Agriculture Zones.

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John was asked to continue with the mapping into another township for a larger study area. He also mentioned the possibility of getting some resource people from his department for a meeting with the Planning Commission in connection with the Agriculture Zoning. He was asked to pursue the subject and report back to the Planning Commission.

Daryl Franklin suggested a review in the area of platting requirements, and SP 92 from Delmar Ellis for a junkyard to be located on his property in Red Rock Township was presented and accepted on a motion by Dale Braaten seconded by Richard Anderson.

The meeting adjourned on a motion by Richard Anderson seconded by Wm. Douty.

Grace M. Doolley
Secretary