

# MOWER COUNTY

## AUSTIN, MINNESOTA



May 26, 1981

### Minutes of the Mower County Planning Commission Regular Meeting

**Members Present:** Joe Monson, Roger Peck, Robert Finbraaten, John Hill, Ray Capelle,  
Jen Ulwelling, Conrad Stemson

**Members Absent:** None

**Others Present:** Dan Rogness, Julie Lewon

Chairman Peck called the meeting to order at 8:00 p.m., Tuesday, May 26, 1981 in the Commissioners Room of the Mower County Courthouse. Minutes of the April 28, 1981 meeting were approved as mailed on a motion by Mrs. Ulwelling, seconded by Mr. Capelle and passed unanimously.

Conditional Use Permit # 290 - One Additional Farm Dwelling - Mike Harber: A petition from Mr. Harber for one additional farm dwelling on his farther's property in the SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 16, Udolpho Township was read to the planning commission. This would be the third farm dwelling located on the farm as both Mr. Harber's parents and grandparents are currently living there. Mrs. Ulwelling was on the investigation committee and she stated that the proposed site was the only suitable site in the area for the farm dwelling. A floodway district surrounds the site to the east and north and this district prohibits any residential structures. A motion by Mrs. Ulwelling, seconded by Mr. Stemson, to approve the petition was passed unanimously.

Change of Zone #113 - Rezoning from Rural to Commercial - John Greeley: A petition from Mr. Greeley for the rezoning from Rural to Commercial of approximately 2 acres north of Oap Park Mall and directly east of the Kenwood Cooperative site was read to the planning commission. Mr. Greeley proposes to have a machine shop and auto repair business at the above described site. Frank Henefield, Mr. Greeley's attorney, stated that other small areas around Austin have been rezoned to commercial and that there are currently commercial businesses to the east of Mr. Greeley's property. Mr. Greeley's son-in-law will be running the auto body shop and Mr. Greeley will join him after his retirement. There would be no auto body salvage business and a pick-up and delivery service would be offered so there would not be a lot of traffic or cars sitting outside waiting to be repaired. Mrs. Ulwelling was on the investigation committee and she stated that Mr. Greeley's property was neat and probably would remain that way, especially as Mr. Greeley lived at the site. Several residents of the area were present to voice their objections to the property being rezoned commercial. Their objections included the possibility of trouble with a mix of commercial and residential uses, Kenwood perhaps not wanting to build next to an auto repair business and the wish to maintain the area as residential. Mr. Capelle

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asked if body and fender work would be done on the property. Mr. Greeley said no. Mr. Capelle then stated that because of this there would be less noise and parts around. Following further discussion a motion was made by Mrs. Ulwelling to ~~recommend approval~~ of the petition as she could see no detrimental effect to the neighborhood and felt that Mr. Greeley would keep the property neat. The motion was seconded by Mr. Capelle and passed unanimously.

Other Business:

Mr. Klapperick presented pictures to the planning commission of his property and the surrounding neighborhood. He stated that the problem was a neighborhood feud, not a problem with a junk yard. Dan Rogness suggested to the planning commission that they all make an effort to view Mr. Klapperick's property before the June meeting. Mr. Rogness then handed out copies of different definitions of a junkyard for the planning commission's review for the June meeting.

Review of the Outdoor Recreation Plan: Mr. Rogness handed out copies of the Austin-Mower County Outdoor Recreation Plan for the commission to review for the June meeting.

A motion to adjourn was made by Mr. Capelle and seconded by Mr. Stemson. The motion passed unanimously and the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

*Julie Lewon*

Julie Lewon, Secretary  
Mower County Planning Commission