

MOWER COUNTY

AUSTIN, MINNESOTA



October 27, 1981

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

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

Members Absent: Robert Finbraaten

Others Present: Julie Lewon, David Olson

Chairman Peck called the meeting to order at 8:00 p.m., Tuesday, October 27, 1981 in the Commissioners Room of the Mower County Courthouse. Minutes of the September 29, 1981 and October 6, 1981 meetings were approved as mailed on a motion by Mrs. Ulwelling, seconded by Mr. Capelle, and passed unanimously.

Conditional Use Permit #217 Renewal/Commercial Storage - Stephen Fenske: A petition from Mr. Fenske for the renewal of his permit allowing the commercial storage of garbage trucks in a rural zone in the SW $\frac{1}{4}$ of Section 11, Racine Township, was read to the commission. Mr. Stemson was on the investigation committee and reported there seemed to be little activity at the site and that all the conditions were being met. After further discussion, Mr. Capelle made a motion to recommend approval of the petition with the conditions that no trucks be parked outside and that the permit be made permanent. The motion was seconded by Mr. Stemson and passed unanimously.

Change of Use #115/Commercial to Rural - Mower County Planning Commission: A petition from the Mower County Planning Commission for the rezoning from Commercial to Rural of 11.2 acres in the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 4, Windom Township was read. Carol Bitar, owner of the property, was not present. The property was rezoned from Rural to Commercial in October of 1971. The property owner at the time was proposing to establish an overnight trailer parking and storage area. This proposal was never implemented and no commercial activity of any type has taken place on the property since. Carol Bitar has recently purchased the property which has a home and a storage building on it. The Mower County Planning Commission is petitioning that the property be rezoned from commercial to rural to prevent any extensive commercial activity in the predominantly rural residential area. Mr. Stemson was on the investigating committee and reported that Mrs. Bitar knew the property was zoned commercial when she purchased it, and that was one of the reasons she did buy the property. Mrs. Bitar had no plans for any immediate commercial activity on the property, but did mention the possibility of a plant nursery or convenience grocery store in the future. She had no objections to the rezoning.

Mr. Ernest Durst, owner of land immediately to the west, said that he had signed a lease with Mrs. Bitar for the use of the frontage along Interstate 90, consisting of approximately three acres, only if the property remained commercial. He stated that the owner would like to retain the land as commercial as that was one of the reasons she bought it. Mrs. Alvin Thompson, a resident of the area said she had spoken with Mrs. Bitar and was told that there would be no commercial use of the property. She stated that she was opposed to any commercial activity located there

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and was in favor of the rezoning. After further discussion, a motion was made by Mr. Monson to recommend approval of the rezoning for the following reasons: the planning commission is attempting to check all commercial areas and return those not being commercially used to rural, and there would be more control over the property if rural, as any commercial activity would require a conditional use permit. The motion was seconded by Mr. Stemson and passed unanimously.

Review of Preliminary Plat and Change of Use #116/Rural to Residential - Burdette Enger: A petition from Mr. Enger for the rezoning from Rural to Residential of 7.21 acres in the E $\frac{1}{2}$, SE $\frac{1}{4}$ of Section 32, Waltham Township was read to the commission. Mr. Enger is also proposing to plat this area into four lots. Mr. Stemson was on the investigation committee and reported that the property was wooded with a creek running through it. The land had always been pasture and no prime agricultural land would be taken out of production. Reports from Mr. Buckley, County Sanitarian, and Mr. Guttormson, County Engineer were read aloud. They both felt the four proposed lots were suitable as building sites. Mr. Enger stated that one log home would be erected, and if the market was good for that type of home, he would consider expanding to more lots. Several residents of the area were present to voice their opposition. Mr. Jerry Morris said that he had moved out into the country for privacy and would like to keep it that way. He did not want to see a concentration of houses in the area. There was some question on the road the lots would front on, and whether it was a township road or a cartway. Mr. Olson said he had talked with the county engineer about the road and it was a township road. After further discussion, a motion was made by Mr. Monson to recommend approval of the preliminary plat. The motion was seconded by Mrs. Ulwelling and passed unanimously.

Other Business: James Qual presented plans of a building he proposed to locate at 1415 10th Drive SE, which is in a commercial zone. The zoning ordinance requires that plans for all buildings erected in a commercial zone be approved by the planning commission. Mr. Qual's building would be used for the storage of trucks and equipment used in his lawn service business. A motion was made by Mr. Monson and seconded by Mrs. Ulwelling to approve the plans. The motion passed unanimously.

A letter from William Buckley, county sanitarian, to Mr. Donald Tostenson was read to the commission. The letter informed Mr. Tostenson of the deadline he has to bring his sanitary system into conformance with county ordinance.

There being no further business, a motion to adjourn was made by Mr. Capelle, seconded by Mr. Stemson, and passed unanimously. The meeting adjourned at 9:45 p.m.

Respectfully submitted,



Julie Lewon, Secretary
Mower County Planning Commission