

MOWER COUNTY

AUSTIN, MINNESOTA



October 25, 1983

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

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

Members Absent: None

Others Present: Julie Lewon, David Olson

Chairman Peck called the meeting to order at 8:00 p.m., Tuesday, October 25, 1983 in the Commissioners Room of the Mower County Courthouse. Minutes of the September 27, 1983 meeting were approved as mailed on a motion by Mr. Hill, seconded by Mr. Capelle, and passed unanimously.

Conditional Use Permit #320 - Motorcycle Restoration Business in the Rural Zone -

Cindy Huff: A petition from Cindy Huff for a conditional use permit for a motorcycle restoration business in the Rural Zone, the south 42 rods of the north 60 rods, W $\frac{1}{2}$, W $\frac{1}{2}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6, Austin Township, was read to the commission. Ms. Huff is proposing to purchase this property from Tom and Vickie Bush for the purpose of operating this business. She will be getting married soon and her husband will run the business. The business would consist mainly of rebuilding motorcycles. A new pole building would be constructed and the business would be confined to the building. Several residents of the area, A. L. Satterloff, Charles Stern, Sr., and George Thiede, were present and voiced their concerns about the request. Their main concern was the noise that would be caused by people trying out motorcycles that had been fixed.

There was discussion on this and Mr. Monson stated that if the petition were approved, the petitioner would try and control the noise so that the permit would be renewed and he could keep the business. He then made a motion to recommend approval of the conditional use permit with the following conditions:

- 1) No outside storage of motorcycles waiting to be fixed.
- 2) No outside storage of junk motorcycles or parts.
- 3) The permit is non-transferable.
- 4) The permit is temporary for one year, and then renewable every three years. No expense each time it is renewed - for control.

The motion was seconded by Mr. Stemson and passed unanimously. Mr. Olson then announced that the county board would hear this request on November 1, 1983 at 3:30 p.m. in the Commissioners Room in the Courthouse.

Rezoning from Rural to Commercial - Roy Hamilton: A petition from Roy Hamilton for rezoning from Rural to Commercial for a used car lot in the E $\frac{1}{2}$, NE $\frac{1}{4}$, Section 2, Marshall Township, was read to the commission. Mr. Hamilton is operating a used car lot on his property north of Elkton. When informed that this use is allowed only in a commercial zone, Mr. Hamilton applied for the rezoning. He

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wishes to rezone only a 200'x200' parcel on the north side of the end of his driveway. Mr. Hamilton was not present to speak. Chairman Peck said that rezoning the 200'x200' piece would constitute a spot zone, as the property is half a mile north of any commercial property in Elkton. After further discussion, Mr. Capelle made a motion to recommend denial of this rezoning request as it would be spot zoning and the land is useable agricultural land, even if it is not tilled. Mrs. Ulwelling seconded the motion and it passed unanimously. Mr. Olson then announced that the county board would hear this request on November 1, 1983 at 3:30 p.m. in the Commissioners Room in the Courthouse.

Rezoning from Rural to Commercial - Larry Hanson: A petition from Larry Hanson for rezoning from Rural to Commercial for a thrift shop in the SW corner, NW $\frac{1}{4}$, Section 25, Austin Township (Enterprise School), was read to the Commission. Mr. Hanson is planning to build a home on the property and would like to operate a thrift shop in the existing school building. This is a business that the Hansons currently have in Rose Creek. Several residents of the area were present and were concerned about the other uses that could be allowed if the property were zoned commercial. Mr. Hanson asked why he had to request the rezoning instead of a conditional use permit. Mr. Olson told him that retail businesses like the thrift shop were only allowed in a commercial zone. Mr. Monson then made a motion to recommend denial of the rezoning request since it would be a spot zone. Mr. Capelle seconded the motion and it passed unanimously. Mr. Olson announced that the county board would hear this request on November 1, 1983 at 3:30 p.m. in the Commissioners Room in the Courthouse.

Preliminary Replat - Joseph Construction Company: A petition from Joseph Construction Company for a preliminary replat of Lots 4, 5, 6, Block 1, Country Club First Addition, Section 31, Red Rock Township, was read to the commission. Joseph Wagner was present to explain the replat. The three lots are being replatted into seven, six along the street, and the seventh along the back of the others. Three duplexes will be built, each on two lots. Each half of the duplexes will be sold separately along with the lot that half sits on, and an undivided one-sixth interest in Lot 7 which is where the septic systems will be located. Mr. Olson reported to the commission that Austin Utilities was requesting a 10 foot utility easement along the south property line of replatted Lots 1 and 7, and a 15 foot utility easement along the east property lines of replatted lots 1 through 6. Mr. Wagner has no problem with these easements. Also, the following variances would be required for the replatted lots:

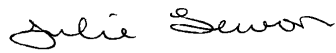
Lots 1, 2, 3, 4, 5, 6, for having less than 125' frontage along a road;
Lot 7 for having no frontage along a road;
All the lots for having a size of less than one acre.

These variances would be on the Board of Adjustments November 17, 1983 meeting. Mr. Wagner also had no problem with this. Mr. Hill made a motion to approve the preliminary replat with the addition of the easements requested by Austin Utilities and the condition the required variances be approved. The motion was seconded by Mr. Capelle and passed unanimously.

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There being no further business, a motion to adjourn was made by Mr. Capelle, seconded by Mr. Cummings, and passed unanimously. The meeting adjourned at 9:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Julie Lewon".

Julie Lewon, Secretary