

MOWER COUNTY

AUSTIN, MINNESOTA

55912

December 6, 1983



MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

Members Present: Roger Peck, John Hill, Conrad Stemson, Jen Ulwelling

Members Absent: Richard Cummings, Ray Capelle, Joseph Monsen

Others Present: David Olson, Julie Lewon

Chairman Peck called the meeting to order at 8:00 p.m., Tuesday, December 6, 1983 in the Commissioners Room of the Mower County Courthouse. Minutes of the October 25, 1983 meeting were approved as mailed on a motion by Mr. Hill, seconded by Mrs. Ulwelling and passed unanimously.

Conditional Use Permit #321 - Additional Farm Dwelling - Donald Irvin: A petition from Donald Irvin for a conditional use permit for an additional farm dwelling in the S $\frac{1}{2}$, S $\frac{1}{2}$, E $\frac{1}{2}$, SW $\frac{1}{4}$, Section 24, Nevada Township, was read to the commission. Mr. Irvin wishes to move a mobile home onto the property, adjacent to the existing home. Mr. Irvin lives in the home and his father will move into the mobile home. Mr. Hill said that he had talked to the petitioner, was familiar with the site, and he saw no reason not to approve the request. Mrs. Ulwelling said she was also familiar with the site and had no problem with the request. After further discussion, a motion was made by Mr. Hill and seconded by Mrs. Ulwelling to recommend approval of the conditional use permit with the following conditions:

- 1) The permit is non-transferable
- 2) The petition is permanent.
- 3) The residents of this dwelling must be associated with the farm operation.
- 4) The permit is void if building and sewer permits are not applied for and approved.

The motion passed unanimously. Mr. Olson then announced that the county board would hear this request on December 13, 1983 at 4:30 p.m. in the Commissioners Room in the courthouse.

Agricultural Land Evaluation and Site Assessment - Gene Vincent: Mr. Vincent, District Conservationist was present to explain the LESA system to the planning commission. The Soil Conservation Service designed LESA to help state and local officials make sound decisions about land use. It provides the information to help in determining which agricultural land to protect and under what conditions. The LESA process consists of two parts. The first part evaluates soil quality, determines the relative value of soils in the area and classifies the soils by their suitability for agricultural use. The second part of LESA considers other factors that influence decision on agricultural land conversion. Mr. Vincent explained that if the planning commission were interested in possibly starting this program for the county, they should send a letter to Soil Conservation Service requesting that SCS get the soil data needed to start. After further discussion, a motion was made by Mr. Hill to authorize Chairman Peck to

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send a letter to SCS requesting that they provide the soils data for the possibility of implementing LESA in the county. The motion was seconded by Mr. Stenson and passed unanimously.

Proposed Home Occupation Amendments: Ms. Lewon explained to the planning commission that there had been some discussion about amending the home occupation ordinance to allow the use in an accessory building. The planning commission reviewed the proposed amendments from the staff. There was some concern about allowing home occupations in accessory buildings as a permitted use. The planning commission decided to allow them only as a conditional use. They also decided to allow home occupations with non-resident employees only as a conditional use in the Exclusive Residential Zone. After this discussion, Mrs. Ulwelling made a motion to recommend approval of the home occupation amendments as changed. The motion was seconded by Mr. Stenson and passed unanimously.

Other Business: Ms. Lewon told the planning commission that the county board had requested that the commission discuss amending the zoning ordinance to allow all uses allowed in the Exclusive Agricultural, Exclusive Residential and Commercial Zones as conditional uses in the Rural Zone. Following discussion, a motion was made by Mr. Stenson and seconded by Mrs. Ulwelling to recommend to the county board that they not amend the zoning ordinance as proposed. The following reasons were given for not amending the ordinance.

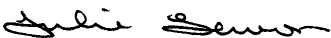
It would be difficult to allow small uses and deny larger, more intensive ones with nothing to support the decision. This amendment would open almost the entire county to commercial uses.

Opening the Rural Zone to all commercial uses would not be in keeping with the agricultural preservation ordinance.

Chairman Peck asked William Buckley, county sanitarian, look into a sewage problem in Section 18, Red Rock Township. There is a poultry building which has a lagoon that seeps into Roger Slinde's tile and plugs it up. Mr. Olson said that he would bring this to Mr. Buckley's attention.

There being no further business, Mr. Hill made a motion to adjourn. The motion was seconded by Mrs. Ulwelling, passed unanimously and the meeting adjourned at 10:25 p.m.

Respectfully submitted,



Julie Lewon, Secretary