

MOWER COUNTY

AUSTIN, MINNESOTA

55912



December 20, 1983

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

Members Present: Roger Peck, John Hill, Conrad Stemson, Jen Uiwelling, Ray Capelle, Joseph Monson

Members Absent: Richard Cummings

Others Present: Julie Lewon, Bill Buckley

Chairman Peck called the meeting to order at 8:00 p.m., Tuesday, December 20, 1983 in the Commissioners Room of the Mower County Courthouse. Minutes of the December 6, 1983 meeting were approved as mailed on a motion by Mrs. Uiwelling, seconded by Mr. Stemson and passed unanimously.

Conditional Use Permit #322 - Home Occupation in an Accessory Building - Larry Hanson:

A petition from Larry Hanson for a conditional use permit for a home occupation in an accessory building in the SW Corner, NW $\frac{1}{4}$, Section 25, Austin Township, was read to the commission. Mr. Hanson currently operates a thrift shop in Rose Creek. He has purchased the above described property, site of the former Enterprise School, and will be building a new home on it. He would like to move the thrift shop from Rose Creek to the existing building on the property. Mr. Monson was worried about issuing a conditional use permit for a home occupation before the home was built. Mrs. Hanson stated that they didn't want to build their home on the property unless they knew the business could be moved. She also said that the building permit for the home had been applied for and issued. After further discussion, Mr. Monson made a motion to recommend approval of the conditional use permit for a home occupation in an accessory building with the following conditions:

- 1) No more than one (1) full-time person other than the members of the family occupying the premises shall be employed in conjunction with the home occupation.
- 2) The approval is subject to the amendment allowing home occupations in an accessory building as a conditional use in Rural & Exclusive Residential Zones becoming effective.
- 3) The permit is void if the home is not built by February 1, 1985.

The motion was seconded by Mrs. Uiwelling and passed unanimously. Ms. Lewon then announced that the County Board hearing had not been scheduled yet as they were waiting to pass the ordinance amendment first. Notices would be mailed out giving the time and date of the hearing ten days before the meeting.

Sewage Complaint: Mr. Buckley presented Larry Wilson's request for a time extension to correct his sewage discharge to the county road right-of-way. This matter was before the planning commission at their June 28, 1983 meeting. At this time the planning commission gave Mr. Wilson until November 30, 1983 to fix his system. Mr. Wilson is asking that he be given more time as he feels he will be able to do the work this coming summer. After further discussion, a motion was made by Mr. Capelle to give Mr. Wilson until November 30,

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1984 to reroute the sewage discharge. The motion was seconded by Mr. Monson and passed unanimously.

Complaint on Recreational Use of Lots in Pleasant View Addition: Mr. Buckley reported to the planning commission that a letter had been sent to property owners in Pleasant View Addition of Lansing Township, regarding the use of those lots for recreational purposes and also the location of outhouses or similar sewage disposal systems found within 150 feet of the river, which is prohibited by regulations of the Minnesota Department of Natural Resources and the Minnesota Pollution Control Agency as well as by Mower County. Mr. Buckley said that after sending this letter out the planning and sanitation departments received phone calls which indicated some confusion and disagreement over the use of these small lots. The staff is now proposing that a meeting be held at a planning commission meeting to explain the applicable laws to the property owners. Following discussion it was decided to invite the property owners to the January 31, 1984 meeting.

Other Business: Ms. Lewon informed the planning commission that the county board had returned the proposed amendment to allow all uses allowed in the Exclusive Agricultural, Exclusive Residential and Commercial Zones as conditional uses in the Rural Zone to the planning commission for further study. The planning commission discussed this matter and Mr. Capelle made a motion to again recommend that the county board not amend the zoning ordinance as so proposed with the reasons being the same as those given at the December 6, 1983 meeting. The motion was seconded by Mr. Hill and the following roll call vote was taken. Mr. Capelle - aye, Chairman Peck - aye; Mr. Hill - aye; Mr. Monson - aye; Mrs. Ulwelling - aye; Mr. Stenson - aye; Mr. Cummings - absent.

There being no further business, Mr. Hill made a motion to adjourn. The motion was seconded by Mr. Capelle, passed unanimously and the meeting adjourned at 9:40 p.m.

Respectfully submitted,



Julie Lewon, Secretary