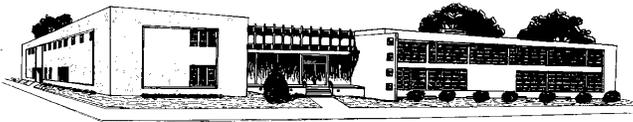


Coordinated Development In

MOWER COUNTY

AUSTIN, MINNESOTA

55912



507-437-9527

AUSTIN-MOWER COUNTY PLANNING DEPARTMENT

March 31, 1987

MINUTES OF THE MOWER COUNTY PLANNING COMMISSION REGULAR MEETING

Members Present: Ray Capelle, Joe Monsen, Jen Ulwelling, John Hill, Gary Braaten

Members Absent: Bob Werner, Bob Finbraaten

Others Present: Daryl W. Franklin, Craig Eliason, Scott Olson

Chairman Capelle called the meeting to order at 8:00 p.m. on Tuesday, March 31, 1987 in Conference Room I of the Mower County Courthouse in Austin, Minnesota. The minutes of the February 24, 1987 meeting were approved as mailed on a motion by Mr. Monsen, seconded by Mr. Hill and passed unanimously.

CUP 366 Home Occupation in a Rural Zone - Gary L. Morgan: Mr. Franklin read the petition and staff report. Petitioner wishes to establish a home occupation in an accessory building located on 5 acres in the N 1/2, NW 1/4, Section 28, Red Rock Township, for saw sharpening, welding, small engine repair and to allow employment of sons who may not be residing on the premises. The existing land use is Rural - Residential and existing zoning is Rural. Surrounding land use and zoning: North - Agriculture, zoned Rural; South - Agriculture, zoned Rural; East - Agriculture, zoned Rural; West - Agriculture, zoned Rural.

Mr. Morgan was present to answer any questions the Planning Commission may have. He stated that he was planning to erect a building and have the saw sharpening occupy one-half of the building and the small engine repair shop the other half of the building.

No one was present to speak against the petition.

Mrs. Ulwelling asked Mr. Morgan if he would be erecting a sign. Mr. Morgan answered he may possibly erect a small sign. Mrs. Ulwelling also asked if any equipment would be stored outside. Mr. Morgan stated that no equipment or materials would be stored outside.

Following further discussion, a motion to recommend approval of a conditional use permit for a home occupation was made by Mrs. Ulwelling with the following conditions:

- 1) The conditional use permit may allow employment of more than one non-resident employee on the premises.

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- 2) All activity will be carried on in an accessory building.
- 3) The home occupation shall be incidental and subordinate to the use of the premises for farming and/or residential purposes.
- 4) No traffic shall be generated by the home occupation beyond that which is reasonable and normal for the area in which it is located.
- 5) Only one non-illuminated sign, not to exceed 12 square feet in area, shall be allowed in conjunction with the home occupation as regulated by Section 14-147 (b).
- 6) No equipment or process shall be used in the home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable off the premises.
- 7) The conditional use permit will be reviewed in January, 1993.

The motion was seconded by Mr. Monsen and passed unanimously.

Mr. Franklin announced that the petition will go before the County Board at their Tuesday, April 7th meeting at 3:00 p.m.

Continued Public Hearing on Proposed New Zoning Ordinance: The Planning Commission continued discussion on the proposed new zoning ordinance. Scott Olson presented some preliminary maps showing the proposed zoning changes in the various townships and explained them to the Planning Commission.

Mrs. Frances Rockers and her son, Patrick Rockers, were present to voice their concerns and seek clarification on the proposed zoning along Highway 218 South of Austin.

Other Business:

Mr. Franklin informed the Planning Commission of the Minnesota Planning Association Annual Meeting to be held in St. Paul on May 6-8, 1987, and urged any interested members to attend. Following some discussion, a motion to authorize planning staff and interested Planning Commission members to attend the Minnesota Planning Association Annual Meeting on May 6-8 in St. Paul was made by Mrs. Ulwelling, seconded by Mr. Hill and passed unanimously.

There being no further business, the meeting adjourned at 9:10 p.m. on a motion by Mr. Braaten, seconded by Mr. Hill and passed unanimously.

Respectfully submitted,

Craig Eliason

Craig Eliason, Secretary