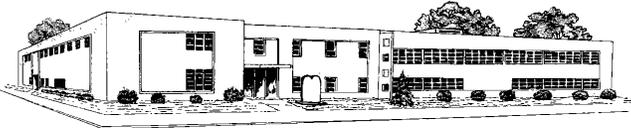


MOWER COUNTY

AUSTIN, MINNESOTA

55912



January 29, 1991

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Bob Werner, MeriJo Lonergan, Oliver Hillier,
Keith Vorhees, Herb Hanson, Don Olson, Don
Johnson

Members Absent: Steve Wieland, Gary Braaten

Others Present: Katie Losness

Chair Hanson called the meeting to order at 2:00 p.m. on Tuesday, January 29, 1991, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the December 18, 1990, meeting were approved as mailed on a motion made by Mr. Hillier, seconded by Mr. Olson and passed unanimously.

Conditional Use Permit #416 for a Home Occupation in an Accessory Building in the Agricultural District to Allow Making & Selling of Crafts - Beth Stadheim: Ms. Losness read the staff report. Beth Stadheim is requesting a conditional use permit for a home occupation in an accessory building to allow her to make and sell crafts in a little building on her father's farm where she lives (SW 1/4, Section 6, Marshall Township). Existing land use is residential and agricultural and zoning is Agricultural District. The surrounding land use and zoning is all Agricultural.

Ms. Stadheim told the Commission that she has a separate little building near her house where she displays her crafts for sale. Chair Hanson told the Commission that he and Mr. Braaten had been to the site and thought everything was very well kept. Mr. Werner asked if there was sufficient parking and was told there was.

After further discussion, Mr. Vorhees made a motion to recommend approval of the conditional use permit as requested. The motion was seconded by Mr. Olson and passed unanimously. Ms. Losness announced that the County Board hearing would be February 5, 1991, at 1:30 p.m.

Conditional Use Permit #417 for a Motor Vehicle Reduction Yard in the Agricultural District - Clair Horsman: Ms. Losness read the staff report. Clair Horsman of Spring Valley is requesting a conditional use permit to allow the temporary storage of unlicensed vehicles on property owned by Scott Johnson (W 448 ft. E 1493 ft. N 503 ft. N 1/2 SE 1/4, Section 19, Frankford

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Township). The existing land use is residential and zoning is Agricultural District. Surrounding land use is agricultural to the north, south, and east and residential to the west; zoning is Agricultural District.

James Horsman, Clair Horsman's son, was present to speak on behalf of the petition. He stated that the purpose was strictly for storage, it would not be a salvage yard. Nine of their vehicles were being stored in the barn on the property but that was the maximum that could be stored inside. Approximately six vehicles are stored outside of the barn. In the spring three or four of them will be gone. He stated that they had no intention of doing any repairing on the premises.

Chair Hanson told the Commission that he and Mr. Braaten were out to the site and he felt it was too small of a space to store vehicles on and there are several homes in the immediate area. A member of the Town Board was present to state that the Board was not in favor of cars being stored outside. Steve Durst, area resident, said that it was possible that the area would be built up in the near future due to its proximity to the city limits of Grand Meadow. A petition expressing opposition to the request from area residents was read into the record. Mr. Werner suggested that if this was only temporary that the permit be denied in order to facilitate faster movement of the vehicles.

After further discussion, Mr. Werner made a motion to recommend denial of the permit as it would be injurious to the use and enjoyment of other property in the immediate vicinity and may impede the orderly development of the surrounding property. The motion was seconded by Mr. Olson and passed unanimously. Ms. Losness announced that the public hearing in front of the County Board would be held February 5, 1991, at 1:30 p.m.

Conditional Use Permit #418 for a Home Occupation in an Accessory Building to Allow Auto Repair in the Agricultural District - Darrell Kroneman: Ms. Losness read the staff report. Darrell Kroneman is requesting a conditional use permit for a home occupation in an accessory building in the Agricultural District to allow he and his sons to repair cars in the garage on his property for resale (Outlot 15, Burrwood Addition, Section 12, Austin Township). Existing land use is residential and zoning is Agricultural District. Surrounding land use is agricultural to the north and south and residential to the east and west. Zoning is Agricultural District.

Mr. Kroneman was present to speak on behalf of the petition. Oliver Clark, neighbor to the west, also spoke on behalf of the petition stating that he's lived there for 37 years and Mr. Kroneman has never bothered anyone, never kept him up at night. Harold Mauseth, area resident, concurred.

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Ray Green, neighbor to the east, spoke in opposition. He said their houses are only five feet apart and there are six to seven cars in back and in front of the property. Fumes from the garage bother him as well as the Kronemans using his yard to drive their cars through. His house sits further back than the others in the area and therefore, he is confronted with the noise and fumes. John Herrons said he has been at Mr. Green's and witnessed the cars and has smelled the fumes.

Mr. Kroneman stated that he has bought a filter in the last month to alleviate fumes. He buys late model repairable cars and has some old Mustangs he repairs. He's done this for fourteen years.

Chair Hanson said that while out on investigation he noticed what close quarters there are out there and saw two cars on the property that day. There were some parts outside of the garage but not a great deal.

After further discussion, Mr. Olson made a motion to grant the conditional use permit with the condition that there be no more than three automobiles outside of the garage. The motion was seconded by Ms. Lonergan and passed unanimously. Ms. Losness announced that the County Board hearing would be on February 5, 1991, at 1:30 p.m.

Election of Chair & Vice-Chair: Mr. Olson made a motion to re-elect the same slate of officers - Herb Hanson as Chair and Oliver Hillier as Vice-Chair. The motion was seconded by Mr. Vorhees and passed unanimously.

Discussion of the Agricultural Land Preservation Program - Doug Wise, Department of Agriculture: Doug Wise of the Department of Agriculture spoke to the Commission about the Agricultural Land Preservation Program. He explained that there were two phases to the program: land use planning and zoning (Comprehensive Planning and Zoning Ordinance reflecting the goals of agricultural land preservation) and the restrictive covenants program (property owners put covenants on their property restricting use of land for agriculture in return for tax credits). He told of the five pilot counties involved in the program - Waseca, Wright, Winona, Kandiyohi and Douglas Counties. He answered the Commission's questions and emphasized the help they would be willing to give during the process.

There being no further business to discuss, the meeting adjourned at 3:00 p.m. on a motion by Mr. Hillier.

Respectfully submitted,


Katie Losness