

MOWER COUNTY

AUSTIN, MINNESOTA

55912



February 26, 1991

Minutes of the Mower County Planning Commission Regular Meeting

Members Present: Gary Braaten, MeriJo Lonergan, Don Olson, Don Johnson, Oliver Hillier, Keith Vorhees, Steve Wieland, Herb Hanson

Members Absent: Bob Werner

Others Present: Daryl Franklin, Katie Losness

Chair Hanson called the meeting to order at 2:00 p.m. on Tuesday, February 26, 1991, in the Commissioner's Conference Room of the Mower County Courthouse in Austin, Minnesota. The minutes of the January 29, 1991, meeting were approved as mailed on a motion made by Mr. Wieland, seconded by Mr. Vorhees and passed unanimously.

Conditional Use Permit #419 for a Tourist Home in the Agricultural District - Sharon Hanson: Ms. Losness read the staff report. Sharon Hanson is requesting a conditional use permit for a tourist home (bed and breakfast) to allow accommodations for one family at a time in her home in Lodi Township (NE 1/4 & N 7 acres SE 1/4, Section 8). Existing land use is residential and agricultural and zoning is Agricultural District. The surrounding land use and zoning is all Agricultural.

Chair Hanson told the Commission that he and Ms. Lonergan had been to the site which is a rural home outside of Taopi and the petitioner couldn't be present at today's hearing. He told the Commission that she was getting the necessary state permits and licences. Mr. Hillier asked if there was sufficient parking and was told that since they would only be accommodating one family at a time it wouldn't be a problem, particularly since there was parking available across the road.

After further discussion, Mr. Olson made a motion to recommend approval of the conditional use permit with the condition that all applicable state permits be acquired. The motion was seconded by Mr. Braaten and passed unanimously. Ms. Losness announced that the County Board hearing would be March 5, 1991, at 1:30 p.m.

Discussion Regarding Amending the Definition of Kennels: The Planning Commission discussed the current definition of kennel which requires a conditional use permit in the Agricultural and

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Urban/Rural Expansion Districts. Mr. Olson said that he feels that anytime someone has more than four or five dogs, they have gone beyond simply having household pets. The Commission discussed the problem of the number of dogs at a property being of concern regardless if it is commercial in nature.

After further discussion, Mr. Wieland made a motion to recommend changing the definition of kennel in Section 14-7 of the Mower County Zoning Ordinance to read "Any lot or premises on which four (4) or more dogs over four (4) months of age are kept permanently or boarded temporarily." The motion was seconded by Mr. Hillier and passed unanimously.

Citizens interested in the kennel ordinance arrived after the discussion to provide input. Diane Fessler, Nicolville, said the major problem is in built up areas and she feels there should be some confinement included in the ordinance as well as restricting noise from dogs from 10:00 p.m. to 8:00 a.m. as in the City of Austin. She also questioned what would be grandfathered after a new ordinance was passed. Dennis Kolb wondered what happened to what he claims was an old provision that didn't allow kennels in areas that are built up. Mr. Franklin looked in the old Code book but couldn't find what he was referencing.

Discussion of Updating the Mower County Comprehensive Plan: Ms. Losness passed around copies of the Mower County Comprehensive Plan which was developed in 1970 for the purpose of covering the following 20 years - through 1990. She told the Commission that since it is now 1991 and considering the importance of an updated Comprehensive Plan as all Planning Commission and Board of Adjustment decisions are made consistent with the Comprehensive Plan, it is time to update the Plan. Mr. Franklin suggested that since the State is requiring an update of the Shoreland Management Ordinance, the two could be conducted in concert with the other, particularly since the State is providing some grant money that could be applied to the cost of updating the Comprehensive Plan.

Therefore, Mr. Wieland made a motion requesting authorization from the County Board to take the necessary steps to update the Comprehensive Plan including the hiring of a consultant to accomplish this update in connection with the Shoreland Management Ordinance. The motion was seconded by Mr. Olson and passed unanimously.

There being no further business to discuss, the meeting adjourned at 3:20 p.m. on a motion by Mr. Hillier.

Respectfully submitted,
Katie Losness
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