

Mower County Planning Commission

Minutes Mower County Planning Commission

Members Present: Diane Benson, Oliver Hillier, Meri Jo Lonergan, Brian McAlister, Len Miller, Don Olson, Keith Voorhees.

Members Absent: Harold Boverhuis

Others Present: Lee Bonorden (Austin Daily Herald), Citizens, Daryl W. Franklin.

Chair Len Miller called the regular meeting to order at 7:00 p.m. on Tuesday, November 26, 1996, in the Austin Public Library, 323 4th Ave, NE, Austin, Minnesota. Minutes of the October 29, 1996; meeting were approved as mailed on a motion by Keith Voorhees, seconded by Meri Jo Lonergan. The motion passed unanimously. It was stated that the Mower County Board of Commissioners will be meeting on December 4, 1996, at 1:30 p.m. at the Austin Public Library to make the final decision on permits forwarded from this Planning Commission meeting.

Petition to Plat - Paul Hirsch - petition to plat in Section 26 of Lansing Township. Reference was made to the site investigation performed by Don Olson and Keith Voorhees on November 20, 1996. Staff report was presented. Mr. Hirsch explained his plans for a plat. Mr. Hirsch agreed to change the number of lots from six to five so that each lot will meet the size requirement of Mower County Code. Carlton Thompson of Lansing Township stated that the Town Board had no problem with the plat. Mike Schuster, a neighbor, asked what the zoning for the property would be and what kind of wells would be required. It was stated that the property would remain zoned the same (Rural Residence) and that the type of well will be determined by County and State regulations. After some discussion, a motion was made by Don Olson, seconded by Keith Voorhees, to approve the petition to plat and to complete a final plat because it was in accordance with the Mower County Subdivision Ordinance and recommend approval with the following conditions:

1. Reduce number of lots to five (5).
2. Comply with Mower County Subdivision Ordinance.
3. Floodway and flood fringe shall be delineated on preliminary plat and final plat.
4. Site evaluations, including a minimum of two soil borings and two percolation tests will be conducted on the "primary" sewage treatment site for each lot and recorded.
5. Easements as requested by Austin Utilities & others will be shown on plat.
6. No access for lot 1 directly to CSAH 25.

7. Owner/Petitioner is responsible for all culverts and fill needed for driveways to the lots.

The motion passed unanimously.

Amendment to Mower County Zoning Ordinance- Amendment to Mower County Zoning Ordinance based upon MN Statute 245.11 regarding group homes in Minnesota. It was stated that this amendment will bring the Mower County Zoning Ordinance in to compliance with State Code. After some discussion, a motion was made by Brian McAlister, seconded by Oliver Hillier, to approve the amendment to the Mower County Zoning Ordinance as stated:

Addition to Zoning Ordinance:

Section 14-7 Definitions:

Group or foster home - Residential programs with a licensed capacity of six or fewer persons shall be considered a permitted use of property for the purposes of zoning and other land use regulations, except that a residential program whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

14-51(j) Group or foster home

14-55(e) Group or foster home

14-60(h) Group or foster home

The motion passed unanimously.

OTHER BUSINESS:

There being no further business, the meeting adjourned at 7:38 p.m. on a motion by Diane Benson, seconded by Meri Jo Lonergan. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin
Planning Director

After the meeting, cake and coffee was served to honor Mr. Oliver Hillier for his years of service. Mr. Hillier's term will expire on December 31, 1996.