

## Mower County Planning Commission

### Minutes of the Mower County Planning Commission

Members Present: David Hillier, Vance Larson, Meri Jo Lonergan, Sheldon Lukes, Brian McAlister, Don Olson.

Members Absent: Diane Benson, Harold Boverhuis.

Others Present: Citizens, Lee Bonorden (Austin Daily Herald), Glen Jacobsen (Mower Co. Asst. Attorney), Denise Mudra, Daryl W. Franklin.

Chair David Hillier called the regular meeting to order at 7:00 p.m. on Tuesday, October 27, 1998, at the Mower County Courthouse, 201 1st Street NE, Austin, Minnesota. Minutes of the September 29, 1998, meeting approved as mailed on a motion by Vance Larson, seconded by Brian McAlister. The motion passed unanimously.

**Conditional Use Permit #547 – Jeanette & Aaron Phillips.** CUP applicable to Section 14-51(u) of the Mower County Zoning Ordinance for a massage therapy business in the home in Section 7, Lansing Township. **Staff Presentation:** Reference was made to the site investigation performed by Harold Boverhuis and Don Olson on October 21, 1998. Staff report was presented. **Applicant's Presentation.** Mrs. Jeanette Phillips explained that she is licensed by the State of Minnesota and has over 500 hours of training from the State. Mrs. Phillips stated that she has the appropriate liability insurance. **Statements from the Public:** None. **Conclude the Public Hearing:** Chair Hillier closed the hearing to the public. After consideration of all oral and written testimony, a motion was made by Brian McAlister, seconded by Sheldon Lukes to approve Conditional Use Permit #547 for a massage therapy business in the home because it was in accordance with Section 14-31 of the Mower County Code with the following conditions:

1. Petitioner shall receive all licenses required by the State for this business.
2. Comply with Section 14-50(g) of the Mower County Zoning Ordinance. Section 14-50(g) Home Occupations meeting the following standards:
  - (1.) No more than one (1) full time person other than members of the family occupying the premises shall be employed in conjunction with a permitted home occupation.
  - (2.) The home occupation shall be incidental and subordinate to the use of the premises for farming and/or residential purposes.

- (3.) No traffic shall be generated by the home occupation beyond that which is reasonable and normal for the area in which it is located.
  - (4.) Only one (1) non-illuminated sign, not to exceed twelve (12) square feet in area, shall be allowed in conjunction with the home occupation, as regulated by Section 14-147(b).
  - (5.) 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.
  - (6.) The home occupation shall be carried on only in the principal residence.
3. Permit will expire November 30, 2003
  4. An evaluation be conducted by a licensed Designer I or Inspector, on any sewage treatment system serving the property. If the sewer system is found to be failing as defined in the Mower County Individual Sewage Treatment Ordinance, the system will have to be upgraded or replaced to MPCA 7080 standards as a condition of the variance within one (1) year of approval of the CUP. Inspection form must be forwarded to the Mower County Planning Department upon completion of evaluation.

The motion passed unanimously.

**OTHER BUSINESS:**

Alliance pipeline information was distributed to the Planning Commission members.

There being no further business, the meeting adjourned at 7:15 p.m. on a motion by Brian McAlister, seconded by Don Olson. The motion passed unanimously.

Respectfully Submitted,



Daryl W. Franklin  
Mower Co. Planning Director