



Public Works / Environmental Services
1105 8th Avenue NE,
Austin, Minnesota 55912
Phone: (507) 437-7718 Fax: (507) 437-7609

NOTICE OF INTENTION TO MAKE CHANGES / AMENDMENTS TO THE MOWER COUNTY SUBSURFACE SEWAGE TREATMENT (SSTS) ORDINANCE, THE MOWER COUNTY ZONING ORDINANCE, AND THE ADDITION OF A HAZARDOUS BUILDING ORDINANCE

Notice is hereby given that the Mower County Planning Commission will assemble on **Tuesday, 10/26/2021 at 7:00 p.m.** in the County Commissioner's Room, located in the lower level of the Mower County Government Center, (201 1st Street NE, Austin MN 55912), to discuss the following additions and revisions to the Mower County Zoning and SSTS Ordinances. Access into the building is through the Law Enforcement Center (LEC) doors; Masks are required per current policy.

This is an abbreviated notice; a complete copy of the proposed changes are available for review in the Mower County Auditor's Office, on the County's website, or an electronic copy can be provided by email at: zoning@co.mower.mn.us. Hard copies are available upon advance request at the Public Works Building during normal business hours – cost is \$11.50; Changes are **highlighted**; additions are underlined, deletions are struck through.

Mower County encourages public participation by either attending the public hearing either in person or virtually at: <https://global.gotomeeting.com/join/351213565>. You can also dial in using your phone: (872) 240-3212, Access Code: 351-213-565, to hear or provide comment(s), or by submitting written comments to Public Works Department at 1105 8th Avenue NE, Austin MN 55912 or you may email written comments to zoning@co.mower.mn.us. Written comments received on or before 4:00 p.m. 10/26/2021 will be copied and provided to the Planning Commission for their review and consideration at the public hearing. All comments of the public hearing or written comments will be summarized and provided to the County Board before consideration of adoption of the ordinance.

Notice is hereby further given that the Mower County Board of Commissioners may hear the aforementioned Amendment Change(s) on Tuesday, November 1, 2021 at approximately 1:15 pm in the County Commissioner's Room, if the Amendment Change is forwarded by the Planning Commission.

MAJOR ORDINANCE CHANGES/AMENDMENTS INCLUDE:

Purpose and Intent: Revisions to both the SSTS and Zoning Ordinance to provide alternative solutions for landowners who are prompted to do a compliance inspection of their septic system for the placement or construction of a small structure on the property. Some situations do not qualify for the exception.

- **Revisions to MOWER COUNTY SSTS ORDINANCE:**
 - **SECTION 1.16 DEFINITIONS:** Deck, Minor Structures
 - **SECTION 4.02 COMPLIANCE INSPECTION – WHEN REQUIRED:** modification to section 4(b) for construction or placement of Minor Structures

- **SECTION 4.06 MAY 1 THROUGH OCT. 31 ESCROW REQUIRED:** modification to 3(c) for the amount required to escrow when applying for Land Use Permit.
- **SECTION 4.07 NOV 1 THROUGH APRIL 30 ESCROW REQUIRED:** modification to 3(c) for the amount required and for escrow and timelines for compliance inspections when applying for Land Use Permit.
- **SECTION 4.09 COMPLIANCE INSPECTIONS:** modification to (1) for Zoning Review of Minor Structures.
- **Revisions to MOWER COUNTY ZONING ORDINANCE:**
 - **SECTION 14-7. DEFINITIONS:** Deck, Minor Structures
 - **SECTION 14-12. ACCESSORY BUILDINGS:** addition of subsection (6) for the placement of Minor Structures
 - **SECTION 14-13. ZONING PERMIT:** addition of subsection (f) for criterial of Minor Structures and creation of Zoning Review.
- **Establishment of AN ORDINANCE FOR THE IDENTIFICATION AND REGULATION OF VACANT BUILDINGS WITHIN THE COUNTY OF MOWER, STATE OF MINNESOTA, aka. Hazardous Building Ordinance.**
 - **Purpose and Intent:** The intent of this amendment (addition) to the Zoning Ordinance is for Mower County to enact an ordinance which will grant similar privilege as Minn. Statute 463 which allows a municipality to manage hazardous buildings.
 - **Proposed Subdivision Sections Include:**
 - Subd. 1. PURPOSES AND FINDINGS
 - Subd. 2. DEFINITIONS
 - Subd. 3. SECURING VACANT BUILDINGS
 - Subd. 4. EMERGENCY SECURING OF VACANT BUILDINGS
 - Subd. 5. INSPECTIONS
 - Subd. 6. MAINTENANCE OF VACANT BUILDINGS
 - Subd. 7. NO OCCUPANCY OR TRESPASS
 - Subd. 8. VANDALISM OR REMOVAL OF ITEMS PROHIBITED
 - Subd. 9. APPEAL
 - Subd. 10. PENALTY

MINOR ORDINANCE CHANGES/AMENDMENTS INCLUDE:

- Minor Housekeeping: correction of numbering errors, misspelling, incorrect section references

BY ORDER OF THE
MOWER COUNTY PLANNING COMMISSION

Angela M. Lipelt, Environmental Services Supervisor