



A687236

**Office of the County Recorder
Mower County, Minnesota**

**I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS
FILED, AND/OR RECORDED ON 4/23/2025 9:21 AM**

PACKAGE: 107963

REC FEE: \$0.00

Sara Madison, Mower County Recorder

Date: April 8, 2025

Ord. #01-25

**ORDINANCE
Zoning Ordinance Amendment**

On motion of Commissioner Ankeny, seconded by Commissioner Reinartz, the following Ordinance was unanimously passed and adopted by the Mower County Board of Commissioners at a meeting held April 8, 2025 at the Government Center, Austin, Minnesota.

WHEREAS, a Notice of Intention to hold a public hearing to consider amending Sections of the Mower County Zoning Ordinance was published in Mower County’s official newspaper, the *Austin Daily Herald*, on March 19, 2025 and in the Mower County Independent on March 20, 2025; and

WHEREAS, the Planning Commission held a public hearing on said amendment on April 1, 2025 at 5:30 p.m. in the Mower County Government Center, Board Room, before the Mower County Planning Commission at which any concerned citizen was given an opportunity to speak on the matter; and

WHEREAS, the Mower County Planning Commission recommended by a majority vote to revise sections of the Mower County Zoning Ordinance; and

WHEREAS, Notice having been duly given, a public hearing was held on April 8, 2025, before the Mower County Board of Commissioners at which any concerned citizen was given an opportunity to speak on the matter; and

WHEREAS, No one spoke in favor or opposed to the proposed change;

BE IT ORDAINED those revisions incorporating all previously approved amendments, and including minor corrections, of the Mower County Zoning Ordinance effective 1/1/2003 and amended henceforth, shall be incorporated and adopted in their entirety; and

BE IT FURTHER ORDAINED that the following revision to Division 3. General Regulations Section 14-18.7 Special Requirements for Solar Farms and Gardens, relating to Underground Electrical Lines, of the Mower County Zoning Ordinance shall be incorporated and adopted in entirety.

CURRENT LANGUAGE SHALL BE STRUCK AND REMOVED:

~~Underground Electrical Lines shall be at least one foot below existing drain tile lines.~~

LANGUAGE TO REPLACE PRIOR AND TO BE INCLUDED:

All electrical lines shall be underground on the solar array (project) site shall be underground to the point of connecting to essential services. Essential Services are governed by Section 14-8.2 of this ordinance.

Underground electric lines shall be buried at a depth required by the National Electric Code and shall be no less than 12-inches from existing tile lines. This zoning requirement shall not prevent a landowner from requiring a greater depth as part of their agreement with a solar company, however in all circumstances the buried electrical lines must maintain no less than 12- inches from existing tile lines.

Any underground electric lines buried less than 3 feet deep shall be removed at the time of decommissioning of the solar project.

Any underground electric lines buried at 3 feet or greater, may remain buried in-place at the time of decommissioning. This zoning requirement shall not prevent a landowner from requiring removal of underground lines as part of their agreement with a solar company.

Low voltage Electrical Lines required depth:	18-inches if in conduit*
Low voltage Electrical Lines required depth:	2.5-feet if direct buried*
Medium Voltage Electrical Lines required depth:	3-feet*
*All underground electrical lines shall be no less than 12 inches from existing tile lines	

; and

BE IT FURTHER ORDAINED that Ordinance #01-25 shall be effective upon publication in the Legal Newspaper of Mower County, the "Austin Daily Herald." (*Published April 16, 2025*)

A copy of the entire Mower County Zoning Ordinance is on file in the Mower County Public Works Office, at the Mower County Auditor-Treasurer office, and online at the Mower County website.

Passed and approved this 8th day of April, 2025.

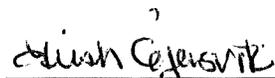
THE MOWER COUNTY BOARD OF COMMISSIONERS

By: / s / Polly Glynn
Chairperson

By: / s / Trish Harren Gjersvik
Clerk/Administrator

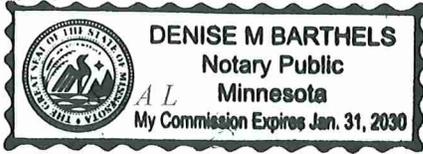
CERTIFICATION

I hereby certify that the above is a true and correct copy of a Resolution adopted by the Mower County Board of Commissioners at their session on the 8th day of April, 2025, and as appears on the Minutes of their record of proceedings.


Trish Gjersvik, County Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF MOWER)

This document was acknowledged before me this 22nd day of April, 2025 by Trish Gjersvik.



Denise M. Barthels
Denise M. Barthels, Notary
My Commission Expires 1/31/2030

This instrument was drafted by: Mower County Environmental Services, 1105 8th Ave NE, Austin, MN 55912.

Austin Daily Herald Affidavit

STATE OF MINNESOTA COUNTY OF MOWER

Crystal Miller, being duly sworn, on oath states as follows:

1. I am the publisher of the Austin Daily Herald, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

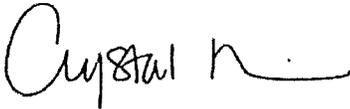
3. The dates of the month and the year and day of week upon which the public notice attached/copied below was published in the newspaper are as follows:

04/16/25

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$17.48.

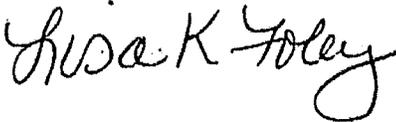
5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of is located in Mower County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgage premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

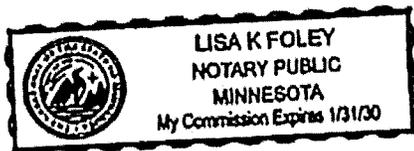


Crystal Miller, publisher

Subscribed and sworn to before me this
16th Day of April, 2025



Lisa Foley, Notary Public
Freeborn County, MN



Account # 229595
Ad # 1976277

Notice of Mower County Ordinance Adopted (Summarized)
Ordinance #01-25 and #02-25 adopted April 8, 2025 - Zoning Ordinance Amendments
The Mower County Board of Commissioners adopted Ordinance #01-25 to amend Section 14-18.7 Special Requirements for Solar Farms and Gardens for underground electrical lines. The Mower County Board ordained:

- To incorporate all previously approved amendments and minor corrections shall be incorporated and adopted in their entirety.
- To add, delete and/or modify Section 14-18.7 Special Requirements for Solar Farms and Gardens for underground electrical lines depth parameters
- Effective upon publication (April 16, 2025)

Mower County Board of Commissioners adopted Ordinance #02-25 amending the Zoning Ordinance to add Article VIII an ordinance which incorporates portions of the Cannabis Ordinance into Land Use regulation. The Mower County Board ordained:

- To incorporate all previously approved amendments and minor corrections shall be incorporated and adopted in their entirety.
- To add Article VIII summarized as follows:
ARTICLE VIII ZONING CANNABIS ORDINANCE
Note: Mower County Cannabis Ordinance was approved by the Mower County Board of Commissioners as Resolution No. 06-24, Date 12/17/2024. This Section reflects the land use portion ordinance.

DIVISION 1 Background, Intent and Purpose
Section 14-182 - Findings and Purpose
Section 14-183 - Authority and Jurisdiction

DIVISION 2 Definitions
Section 14-184 - Definitions

DIVISION 3 Registration of Cannabis Businesses & Licensure by the Office of Cannabis Management
Section 14-185 - Registration of a Cannabis Business
Section 14-186 - Location Changes
Section 14-187 - Requirements For Cannabis Businesses
Section 14-188 - Minimum Buffer Requirements
Section 14-189 - Zoning and Land Use
Section 14-190 - Hours of Operation
Section 14-191 - Advertising

- Effective upon publication (April 16, 2025)

A complete copy of Ordinance #01-25 and #02-25 are available for public view at the Office of County Administration, 201 1st Street NE, Austin MN, or a copy can be emailed upon request by calling Environmental Services @ 507-437-7718 or via email to zoning@co.mower.mn.us