



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

TO: Redwood County Board of Adjustment

FROM: Nick Brozek NB
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: August 8th, 2016

RE: Public Hearing on *Application for Variance:*
Rodney Salfer

A public hearing will be held on August 18th, 2016, at 8:30 a.m. regarding an *Application for Variance* filed by Rodney Salfer, o/b/o Virginia Salfer, landowner, pursuant to Section 26 of Redwood County Ordinance, requesting a variance of 22 feet from the 67 foot front yard setback for a structure, measured from the public road right-of-way, set forth at Sec. 7, Subd. 5.2.A.(1.) of Redwood County Ordinance.

Mr. Salfer is proposing to construct a new grain bin on a concrete pad on the following described property, situated in the County of Redwood, State of Minnesota, to wit: The East 155 Acres of the Southeast Quarter (SE1/4) of Section 14, Township 111 North, Range 37 West, Vail Township.

Mr. Salfer currently has six bins at the site, which is a farm building site established long before the road right-of-way setback was put into effect. Of the six existing bins, all but the easternmost bin meet the setback. Mr. Salfer is requesting to construct one additional bin just north of the easternmost existing bin, at the same distance from the road. Additionally, Mr. Salfer may in the future construct two more bins in line with the easternmost existing bin and the proposed new bin, at the same distance from the road (see site plan attached to the Variance Application).

Placing the three new bins as indicated on the site map is necessary for expansion of the bin site in order to accommodate the grain trucks and conveyors taking product to and from the bins.

The existing grove and tree line to the west and north of the bin site should prevent any additional snow accumulation on the roadway

The hearing will be held at Mr. Salfer's residence and farm site located at 25288 County Hwy 6, Wabasso, MN 56293. A copy of the *Application for Variance* is enclosed for your review.

Mr. Salfer's variance is proposed to be written to allow him construct one grain bin now and up to two additional bins later, as needed. Alternatively stated, the variance allows the construction of three bins total, set back 45 feet from the edge of the road right-of-way, to match the existing easternmost bin. The variance should also apply to the existing easternmost bin, in case Mr. Salfer ever needs to replace it.



Application for Variance

Permit #: 5-16v Date: 7/28/2016

Location of the Affected Parcel or Property:

Address: 25288 County Hwy 6 City: Wabasso State: MN Zip: 56293
House # Street Name

Parcel Number: 71-014-4020 Township Name: Vail

Section: 14 Township Number: T-111-N Range: R-37-W

Legal Description:

East 155 acres of the SE1/4

Information about the Variance Request:

Zoning District: Agricultural

General description of the building or request:

Constructing new grain bin in group of existing grain bins. Will be constructed 95 feet from the center line of County Hwy 6, in line with the easternmost existing bin. Applicant is requesting a variance of 22 feet from the required 67 foot setback from the road right-of-way.

Type of occupancy:

agricultural

Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: 42
Sidewall Height: 24 Total Height: 36 Bushel Capacity: 24500

Setbacks: (Please enter in feet)

Side Yard Setback: 800 Direction: North
Side Yard Setback: 1780 Direction: South
Rear Yard Setback: 2400 Direction: West

Road Type: County Setback from the Center of the Road: 95

Right-of-Way Footage: 50

General Contractor:

Name: Farmers Co-op Oil City: Echo State: MN

Sewer System Contractor:

Name: n/a City: _____ State: MN

Type of sewer system: n/a

Drainage plan: natural surface water drainage

Water usage (estimated gallons per day): none

Soils:

Soil Type 1: Ves loam, 1 to 4 percent slopes

Soil Type 2: _____

Estimated Date of Completion: 9/15/2016

Other information:

Applicant Information:

First Name: Rodney Last Name: Salfer

Business: _____

Address: 25288 County Hwy 6 City: Wabasso State: MN Zip: 56293

Home Phone: (507) 342-5380 Cell Phone: (507) 828-2472

Land Owner Information:

First Name: #Name? Last Name: #Name?

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any variance issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: _____ Date: _____

The following must be attached for this to be considered a completed application:

* A detailed site map. This must include: the location of watercourses, setbacks from property lines, current and proposed locations of any structures, well location, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, and any signs being posted.

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Variance Fee: \$700.00 Receipt #: _____ Date Approved: _____

Conditions:

Applicant may construct 2 additional bins in line with this bin, to the north at the same distance from the road right-of-way (see site plan attached). The variance applies to these three bins only and to no other structures.

Board of Adjustment:

Approved: _____ Date: _____

Disapproved: _____ Date: _____

Factors Regarding an *Application for Variance*

Judicial Factors:¹

- (1) How substantial the variation is in relation to the requirement;
- (2) The effect the variance would have on government services;
- (3) Whether the variance will effect a substantial change in the character of the neighborhood or will be a substantial detriment to neighboring properties;
- (4) Whether the practical difficulty can be alleviated by a feasible method other than a variance;
- (5) How the practical difficulty occurred, including whether the landowner created the need for the variance; and
- (6) Whether, in light of all of the above factors, allowing the variance will serve the interests of justice.

Redwood County Ordinance Factors:

- (1) The Board of Adjustment shall have the power to grant a variance to the provisions of this Ordinance in cases where the strict application of any of the regulations or provisions contained in this Ordinance would cause unnecessary hardships or unreasonable difficulties.²
- (2) The Board of Adjustment shall not grant an appeal unless they find the following facts at the hearing where the applicant shall present a statement and evidence in such form as the Board of Adjustment may require.
 1. That there are special circumstances or conditions affecting the land, building or use referred to in the appeal that do not apply generally to other property in the same vicinity.
 2. That the granting of the application will not materially adversely affect the health or safety of persons residing or working in the area adjacent to the property of the applicant and will not be materially detrimental to the public welfare or injurious to the property or improvements in the area adjacent to the property of the applicant.³

¹ Factors delineated and established in In re the Matter of the Decision of County of Otter Tail Board of Adjustment to Deny a Variance to Cyril Stadsvold and Cynara Stadsvold, 754 N.W.2d 323, 331 (Minn. 2008).

² Requirement of Section 26, Subdivision 2(1) of Redwood County Ordinance.

³ Requirement of Section 26, Subdivision 4 of Redwood County Ordinance.

Application for Variance Checklist

- (1) How substantial the variation is in relation to the requirement:
 - Variation is substantial
 - Variation not substantial

- (2) The effect the variance would have on government services:
 - Variance will have effect on government services
 - Variance will not have effect on government services

- (3) Whether the variance will effect a substantial change in the character of the neighborhood or will be a substantial detriment to neighboring properties:
 - Variance will cause a substantial change in the character of the neighborhood or substantial detriment to neighboring properties
 - Variance will not cause a substantial change in the character of the neighborhood or substantial detriment to neighboring properties

- (4) Whether the practical difficulty can be alleviated by a feasible method other than a variance:
 - Practical difficulty can be alleviated by a feasible method other than a variance
 - Practical difficulty cannot be alleviated by a feasible method other than a variance

- (5) How the practical difficulty occurred, including whether the landowner created the need for the variance:
 - Landowner created the need for the variance
 - Landowner did not create the need for the variance

- (6) Whether, in light of all of the above factors, allowing the variance will serve the interests of justice:
 - Variance will serve the interests of justice
 - Variance will not serve the interests of justice

- (7) Whether an unnecessary hardships or unreasonable difficulties exist:
- Unnecessary hardship or unreasonable difficulties exist
 - Unnecessary hardship or unreasonable difficulties does not exist
- (8) Whether there are special circumstances or conditions affecting the land, building, or use that do not apply generally to other property in the same vicinity:
- Special circumstances or conditions affecting the land, building, or use which do not apply generally to other property in the same vicinity exist
 - Special circumstances or conditions affecting the land, building, or use which do not apply generally to other property in the same vicinity do not exist
- (9) Whether the granting of the application will not materially adversely affect the health or safety of persons residing or working in the area adjacent to the property of the applicant and will not be materially detrimental to the public welfare or injurious to the property or improvements in the area adjacent to the property of the applicant:
- Granting the application will materially adversely affect the health or safety of persons residing or working in the area adjacent to the property of the applicant and will be materially detrimental to the public welfare or injurious to the property or improvements in the area adjacent to the property of the applicant
 - Granting the application will not materially adversely affect the health or safety of persons residing or working in the area adjacent to the property of the applicant and will not be materially detrimental to the public welfare or injurious to the property or improvements in the area adjacent to the property of the applicant

DATED: _____

Chair of Redwood County Board of Adjustment

Permit # 5-16v

Please add the following items to the map:

- 1. New Structure(s)
- 2. Septic System
- 3. Well



I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or misleading, any zoning or land use permit issued in reliance upon this information is voidable at the election of the Redwood County Zoning Administrator.

Landowner Signature: Ray J. [Signature] Date: 7-28-16

Administrator Signature: _____ Date: _____

Redwood County Zoning Administrator

Water usage (estimated gallons per day): none

Soils:

Soil Type 1: Ves loam, 1 to 4 percent slopes

Soil Type 2: _____

Estimated Date of Completion: 9/15/2016

Other information:

Empty rectangular box for other information.

Applicant Information:

First Name: Rodney Last Name: Salfer

Business: _____ State: MN Zip: 56293

Address: 25288 County Hwy 6 City: Wabasso

Home Phone: (507) 342-5380 Cell Phone: (507) 828-2472

Land Owner Information:

First Name: Virginia Last Name: Salfer

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any variance issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: Virginia Salfer Date: 8-2-16

The following must be attached for this to be considered a completed application:

* A detailed site map. This must include: the location of watercourses, setbacks from property lines, current and proposed locations of any structures, well location, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, and any signs being posted.

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Variance Fee: \$700.00 Receipt #: _____ Date Approved: _____

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Board of Adjustment:

Approved: _____ Date: _____

Disapproved: _____ Date: _____