



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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

NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Rodney Salfer o/b/o landowner Virginia Salfer, pursuant to Section 7, Subd. 3, and Section 25 of Redwood County Zoning Ordinance, for the operation of a welding and metal fabrication business in an existing farm shop building on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

The East 155 acres of the Southeast Quarter (E155A SE1/4) of Section 14, Township 111 North, Range 37 West, Vail Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Redwood County Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 26th day of September, 2016, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: September 12th, 2016

Nicholas W. Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office





Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 11-16 Date: 8/18/2016

Location of Proposed Use:

Address: 25288 County Hwy 6 City: Wabasso State: MN Zip: 56293
House # Street Name
Parcel #: 71-014-4020 Township: Vail Section: 14 Twp #: T-111-N Range: R-37-W

Legal Description:

East 155 acres of the SE1/4

Information about the Site:

Zoning District: Agricultural

General description of the building or request:

Welding and metal fabrication business. Repair farm truck trailers and equipment, platforms for leg towers, and fabricate leg spouting.
Two full time employees.
Business and storage in metal machine shop building. Generally open for business from 7 am till 5 pm on weekdays.
Business with customers conducted mostly over the phone. Average of 6 business vehicle visits per day.
Has holding tank for sewage, may add treatment area in future.
Has dumpster from Nelson's Salvage for scrap metal. Southwest Sanitation picks up a dumpster for general business waste.

Type of occupancy:

Commercial

Building Size: (Please enter dimensions in feet)

Width: 78 Length: 172 Diameter: _____
Sidewall Height: 22 Total Height: 29

Setbacks: (Please enter in feet)

Side Yard Setback: 1100 Direction: North
Side Yard Setback: 1500 Direction: South
Rear Yard Setback: 2300 Direction: West
Road Type: County Setback from the Center of the Road: 340
Right-of-Way Footage: 50 ft

General Contractor:

Name: Rodney Salfer City: Wabasso State: MN

Sewer System Contractor:

Name: _____ City: _____ State: MN

Type of Sewer System: _____
Holding Tank

Drainage Plan: _____
Roof runoff goes into grove on north side and into tile intake on southeast corner of building.

Water Usage (estimated gallons per day): 20

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

Soil Type 2: _____

Estimated Date of Completion: _____

Other Information: _____
Started business in 2006 in old shop building. Moved into new building in 2012.

Applicant Information:

First Name: Rodney Last Name: Saifer

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: Virginia Last Name: Saifer

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

Land Owner Signature *Virginia Saifer* Date: 8-18-16

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

CUP Permit Fee: \$700.00 Receipt #: 951948 Date Approved: _____

Commission Action:

County Board Action:

Approved: _____ Date: _____ Approved: _____ Date: _____

Disapproved: _____ Date: _____ Disapproved: _____ Date: _____



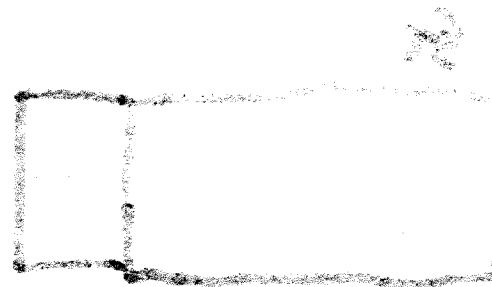
Entrance

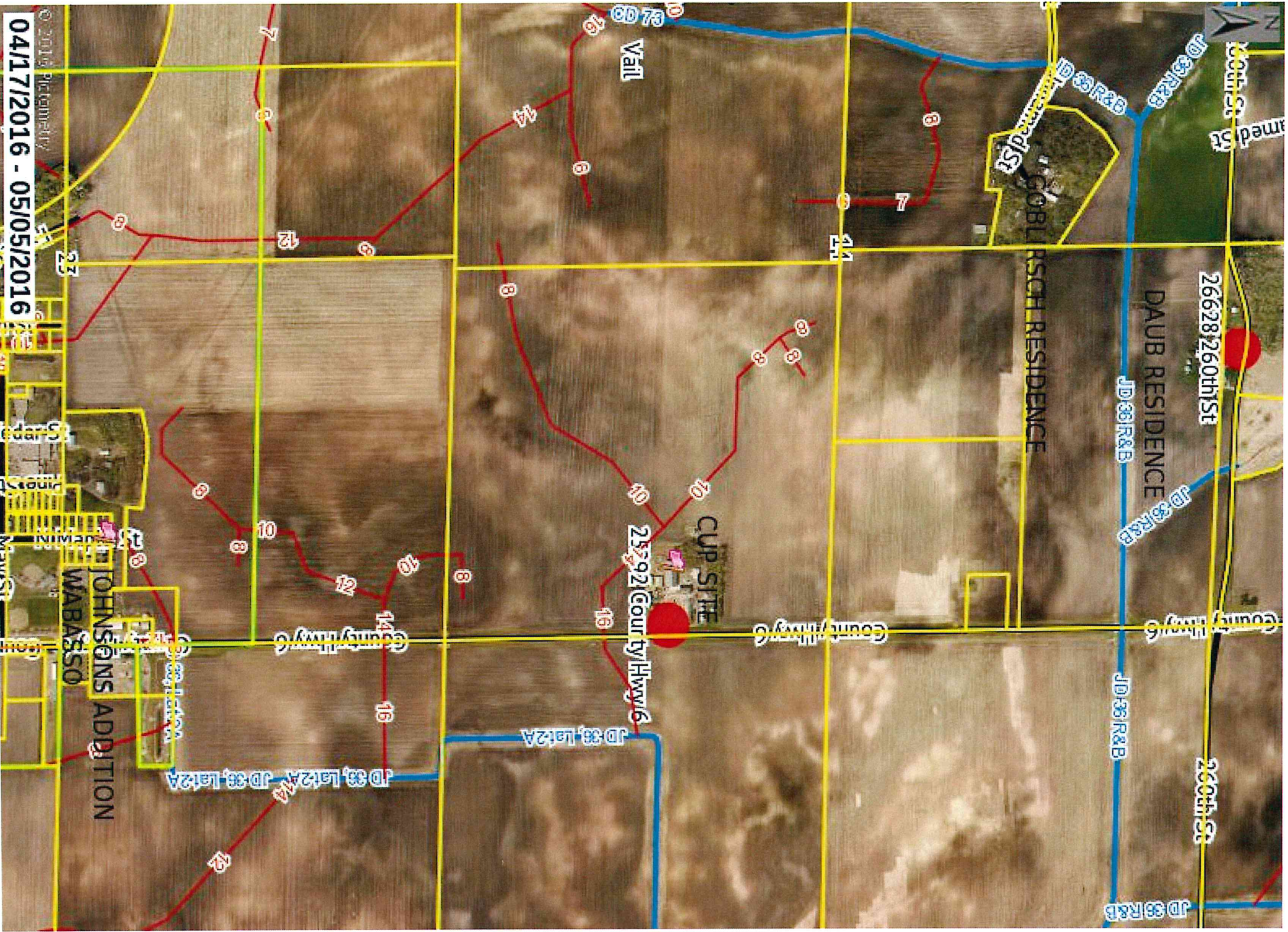
Storage Area

Loading Area

Shop buildings

X





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04/17/2016 - 05/05/2016

Conditions for Conditional Use Permit No. 11-16 (Rodney Salfer – Welding Business)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Zoning Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. All waste, refuse, and the like generated by or from the conditional use shall be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall maintain a garbage dumpster and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpster and other appropriate waste storage receptacles must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles. The approved waste hauler shall remove the waste and refuse from the garbage dumpster and other appropriate waste storage receptacles, and thereafter, dispose of the waste and refuse in a proper manner and in accord with all applicable laws, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
6. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements. In connection therewith, the permit holder is required to have the property inspected and approved by a licensed building inspector.
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
8. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.

9. Adequate measures shall be taken to provide sufficient off-street parking and loading space to serve the proposed conditional use. Parking shall comply with and is subject to all relevant local, state, and federal laws, rules, and regulations.
10. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result now or in the future.
11. All materials and equipment on the premises in connection with the conditional use shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except for the following: construction on the premises, agricultural equipment and materials if these are used or intended for use on the premises, and off-street parking except as otherwise regulated by Redwood County Ordinance.
12. The building or buildings used for the conditional use shall meet the public road right-of-way setback and other applicable ordinance requirements.
13. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.



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REDWOOD COUNTY PLANNING COMMISSION

Rodney Salfer/Virginia Salfer
Conditional Use Permit Application #11-16
September 26th, 2016

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?

Yes _____ No _____

Supporting Facts:

- 2) Will the establishment of the conditional use impede on the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area?

Yes _____ No _____

Supporting Facts:

3) Are there, or will there be provided, adequate utilities, access roads, drainage, and other necessary facilities?

Yes _____ No _____

Supporting Facts:

4) Have adequate measures been taken, or will adequate measures be taken, to provide sufficient off-street parking and loading space to serve the proposed use of the property?

Yes _____ No _____

Supporting Facts:

5) Have adequate measures been taken, or will adequate measures be taken, to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?

Yes _____ No _____

Supporting Facts:

6) Will the proposed use have an impact (adverse) on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes _____ No _____

Supporting Facts:

NAME: _____ DATE: _____