



Redwood County

www.co.redwood.mn.us

### Application for Conditional Use Permit

Permit #: 16-16 Date: 10-13-16

**Location of Proposed Use:**

Address: 28747 405<sup>TH</sup> STREET City: RENVILLE State: MN Zip: 56284  
House # Street Name

Parcel #: 521321040 Township: DELHI Section: 32 Twp #: ~~#~~ 114N Range: 36W

**Legal Description:**

CUMMINS 4965 1 ACRE RECREATIONAL, 2 44 ACRES VACANT  
Government Lot 5

**Information about the Site:**

Zoning District: SCENIC RIVER

General description of the building or request:

SAUNA BATH BUILDING, LOG CONSTRUCTION W/ STEEL  
ROOF, NO FOUNDATION (ANCHORED ONLY), NOT ATTACHED,  
ATTACHED DECK (WOOD CONSTRUCTION) 8'X12"

**Type of occupancy:**

NONE

**Building Size:** (Please enter dimensions in feet)

Width: 10'6" Length: 9'6" Diameter: N/A  
Sidewall Height: 7'6" Total Height: 9'0"

**Setbacks:** (Please enter in feet)

Side Yard Setback: ok Direction: \_\_\_\_\_  
Side Yard Setback: ok Direction: \_\_\_\_\_  
Rear Yard Setback: ok Direction: \_\_\_\_\_

Road Type: Township Setback from the Center of the Road: 180

Right-of-Way Footage: 33 ft

**General Contractor:**

Name: N/A City: \_\_\_\_\_ State: MN

**Sewer System Contractor:**

Name: N/A City: \_\_\_\_\_ State: MN

Type of Sewer System:  
NONE

**Drainage Plan:**

NATURAL DRAINAGE - ROOF RUNOFF WILL DRAIN INTO POND

Water Usage (estimated gallons per day): MINIMAL (FOR SAUNA)

Soil Type 1:

Soil Type 2:

Estimated Date of Completion: COMPLETE

**Other Information:**

\_\_\_\_\_

**Applicant Information:**

First Name: STEPHEN I Last Name: TERSTEEB

Business: N/A

Address: 13060 OTTAWA CIRCLE City: SAVAGE State: MN Zip: 55318

Home Phone: - Cell Phone: 612-382-4500

**Land Owner Information:**

First Name: STEPHEN Last Name: TERSTEEB

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 conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature [Signature] Date: 09/17/2016

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

CUP Permit Fee: \$700 Receipt #: 951994 Date Approved: \_\_\_\_\_

**Commission Action:**

**County Board Action**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_



Overview



Legend

-  Municipal Boundaries
-  Sections
-  Townships
-  County Open Ditch
-  County Tile
-  Contours
-  Lakes
-  Rivers
-  Lakes, Reservoirs, and Wetlands
-  Address points
-  Parcels
- Major Roads
  -  <all other values>
  -  1
  -  2
- Minor Roads
  -  <all other values>
  -  150 ft
  -  300 ft
  -  300 ft LW
  -  1000 ft
- FloodPlain

Parcel ID 52-132-1040 Alternate ID n/a  
 Sec/Twp/Rng 32-114-36 Class SEASONAL REC RESIDENTIAL  
 Property Address Acreage 44.65

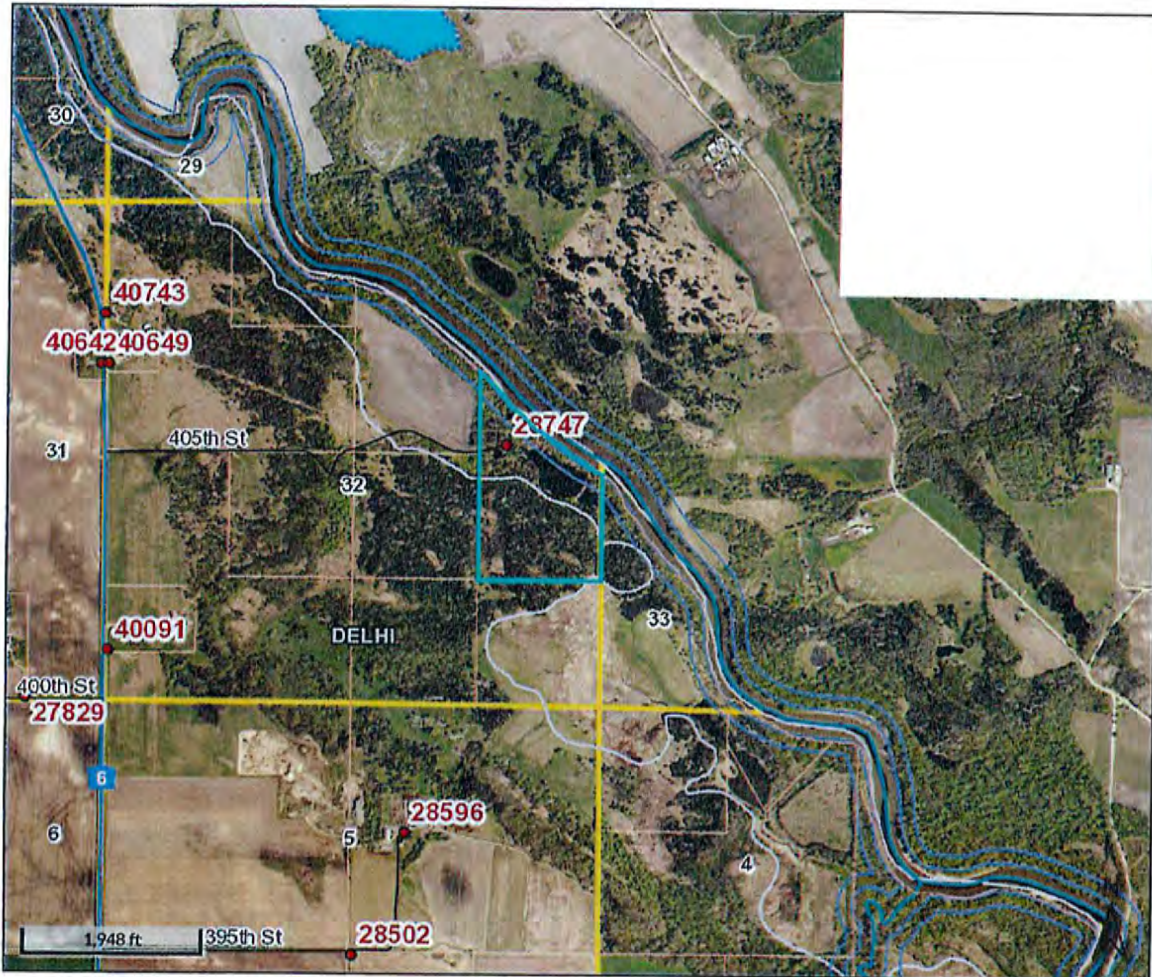
Owner Address TERSTEEG/MARK/ET/AL  
 % CUMMING MOUNTAIN RESERVE  
 210 CHERRY AVE  
 BIRD ISLAND MN 55310

District n/a  
 Brief Tax Description LOT 5 44.65A  
 (Note: Not to be used on legal documents)

Date created: 10/18/2016  
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**Overview**



**Legend**

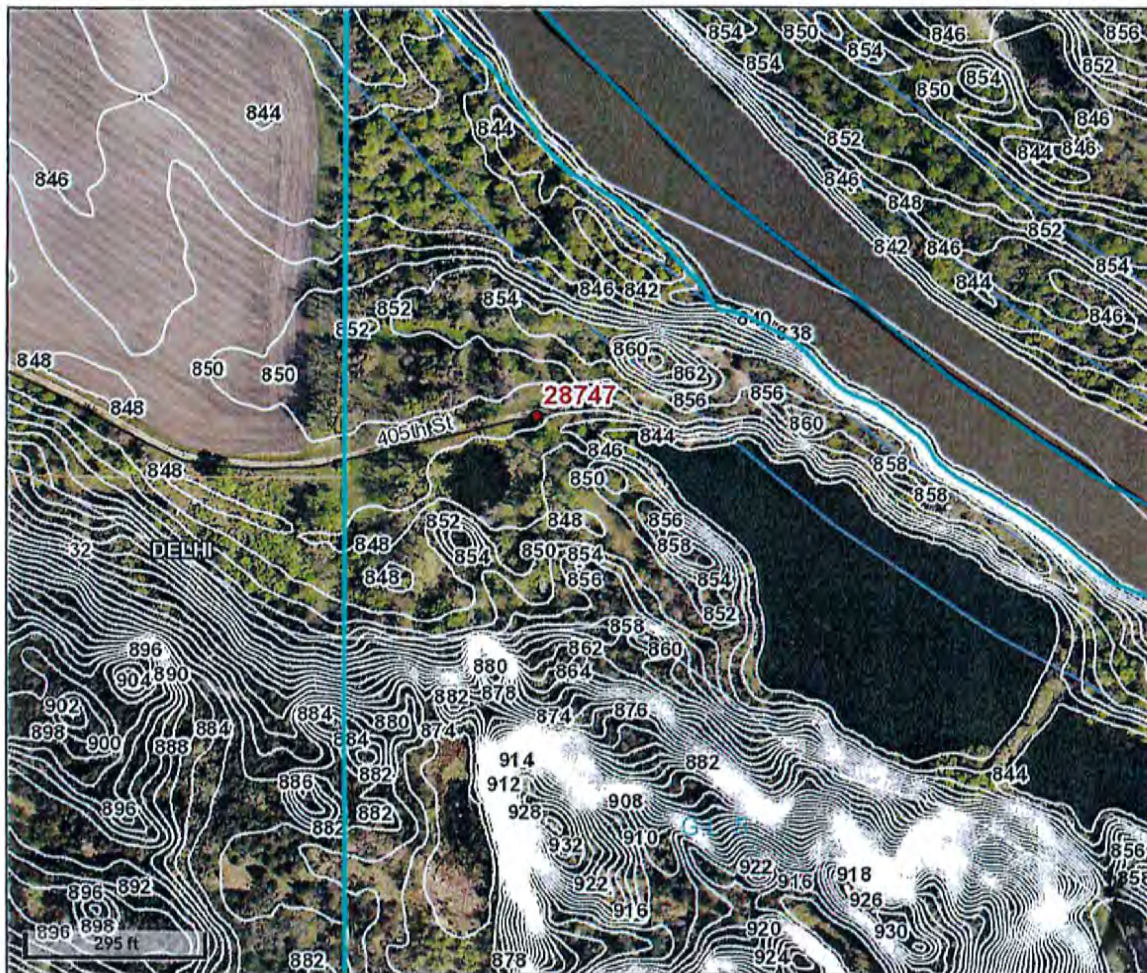
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- <all other values>
- 1
- 2
- Minor Roads
- Shoreland**
- <all other values>
- 150 ft
- 300 ft
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- 1000 ft
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**Conditions for Conditional Use Permit No. 16-16 (Stephen TerSteeg – building in Floodplain)**

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. The sauna building and anchoring mechanism shall be maintained and kept in good repair so as to prevent floodwaters from moving or washing away the building, or any part thereof.
4. In the event of an increase in the regional flood elevation, or in the event that the flood-proofing and anchoring precautions undertaken by the permit holder fail to adequately prevent flotation, collapse, or lateral movement of the sauna building, then the Planning Commission and County Board may require that additional flood protection measures be taken to prevent such flotation, collapse, or lateral movement.
5. Any materials stored on the property and used in connection with the sauna building that are, in time of flooding, flammable, explosive, corrosive, or potentially injurious to human, animal, or plant life, shall be stored outside of the Floodplain, as shown on the Redwood County Zoning Map. Additionally, the sauna building shall not be used to store flammable, explosive, or corrosive materials intended for any use, whether or not said use is connected to the use of the sauna.
6. All mechanical and utility equipment must be elevated to or above the regulatory flood protection elevation (as defined in the Redwood County Floodplain Ordinance) or properly flood proofed.
7. 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.





**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

**REDWOOD COUNTY PLANNING COMMISSION**

**Stephen TerSteeg  
Conditional Use Permit Application #16-16  
October 31<sup>st</sup>, 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 \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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 \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_

Why?: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_