



Redwood County

Application for Variance

www.co.redwood.mn.us

Permit #: 2-18V Date: 2-2-18

Location of the Affected Parcel or Property:

Address: Register Dr City: Redwood Falls State: MN Zip: 56283
House # Street Name

Parcel Number: 62-278-6020 Township Name: PAXTON

Section: 5 Township Number: 112 N Range: 35W

Legal Description:

LOT 1 / BLOCK 1 CLAUSEN ADDITION.

Information about the Variance Request:

Zoning District: B1

General description of the building or request:

Reduce building setbacks to the distances listed below under "setbacks," in order to construct a building for old storage. Also reduce 30' setback for sign from the Road to

Type of occupancy: 7' and reduce sign height requirement for sign within 30' of intersection from 15' to 5'

COMMERCIAL / PRIVATE STORAGE

Building Size: (Please enter dimensions in feet)

Width: 80' Length: 88' Diameter: X
Sidewall Height: 16' Total Height: 31' Bushel Capacity: X

Setbacks: (Please enter in feet)

Side Yard Setback: 27' Direction: Wc
Side Yard Setback: 0' Direction: E
Rear Yard Setback: 20' Direction: S

Road Type: Frontage Setback from the Center of the Road: 280'

Right-of-Way Footage: 50'

General Contractor:

Name: self / Northland Buildings (skew) City: St. Joseph State: MN

Sewer System Contractor:

Name: NONE City: _____ State: MN

Type of sewer system: NONE

Drainage plan: Gutters To divert water away from neighboring properties

Water usage (estimated gallons per day): NONE

Soils:

Soil Type 1: _____
Soil Type 2: _____

Estimated Date of Completion: _____

Other information:

Applicant Information:

First Name: Debra Last Name: WERTSH
Business: Redwood Auto Sales
Address: 1601 9 BRIDGE City: RWF State: MN Zip: 56283
Home Phone: 507-430-0201 Cell Phone: 507-430-7118 - Tim's #
Debra's #

Land Owner Information:

First Name: DEBRA Last Name: WERTSH

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: *Debra Wertsch* Date: 1-12-18

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 Receipt #: 486879 Date Approved: _____

Conditions:

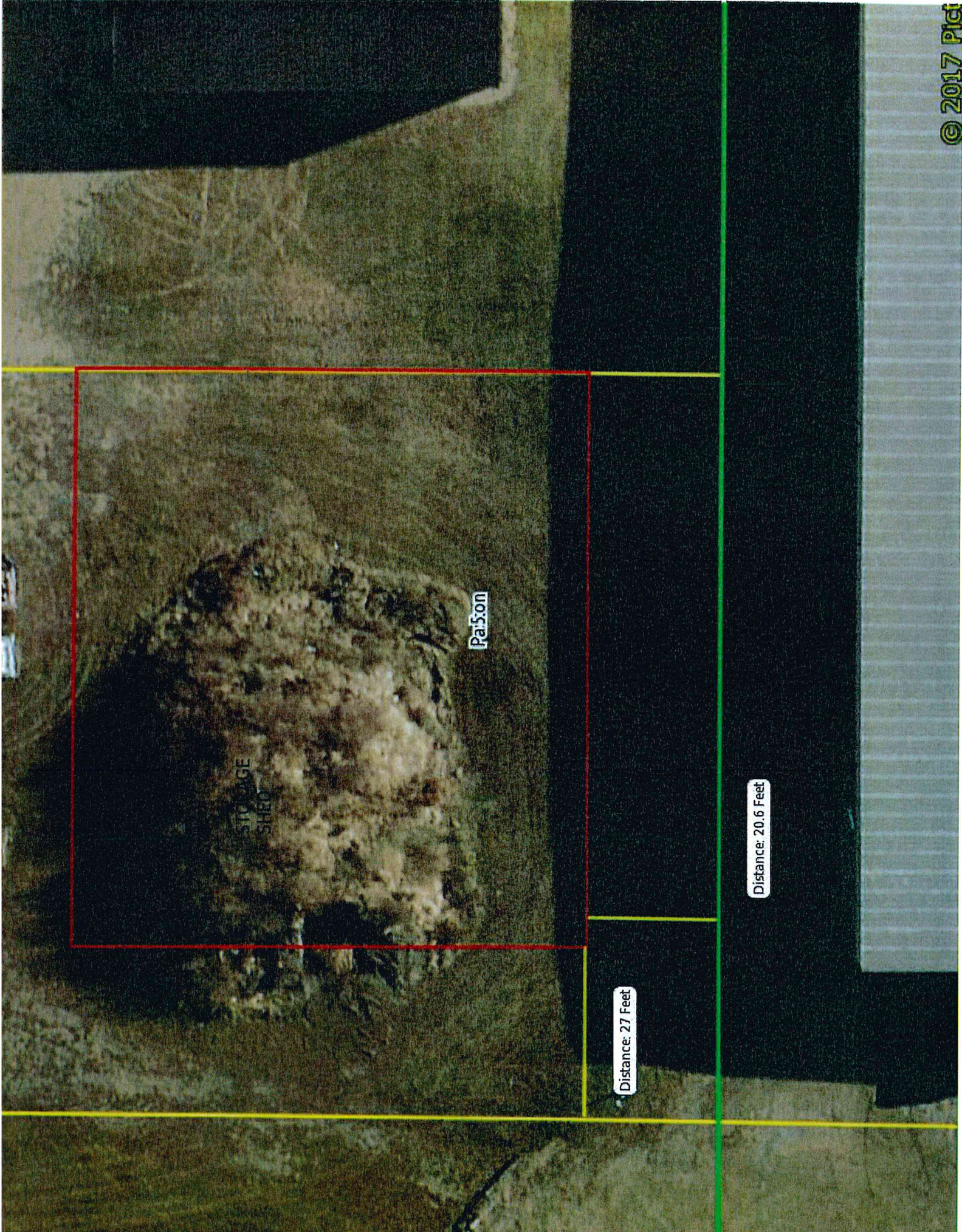
Board of Adjustment:

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



12'X12' SIGN

STORAGE SHED



STORAGE
SHEED

Pa:5on

Distance: 27 Feet

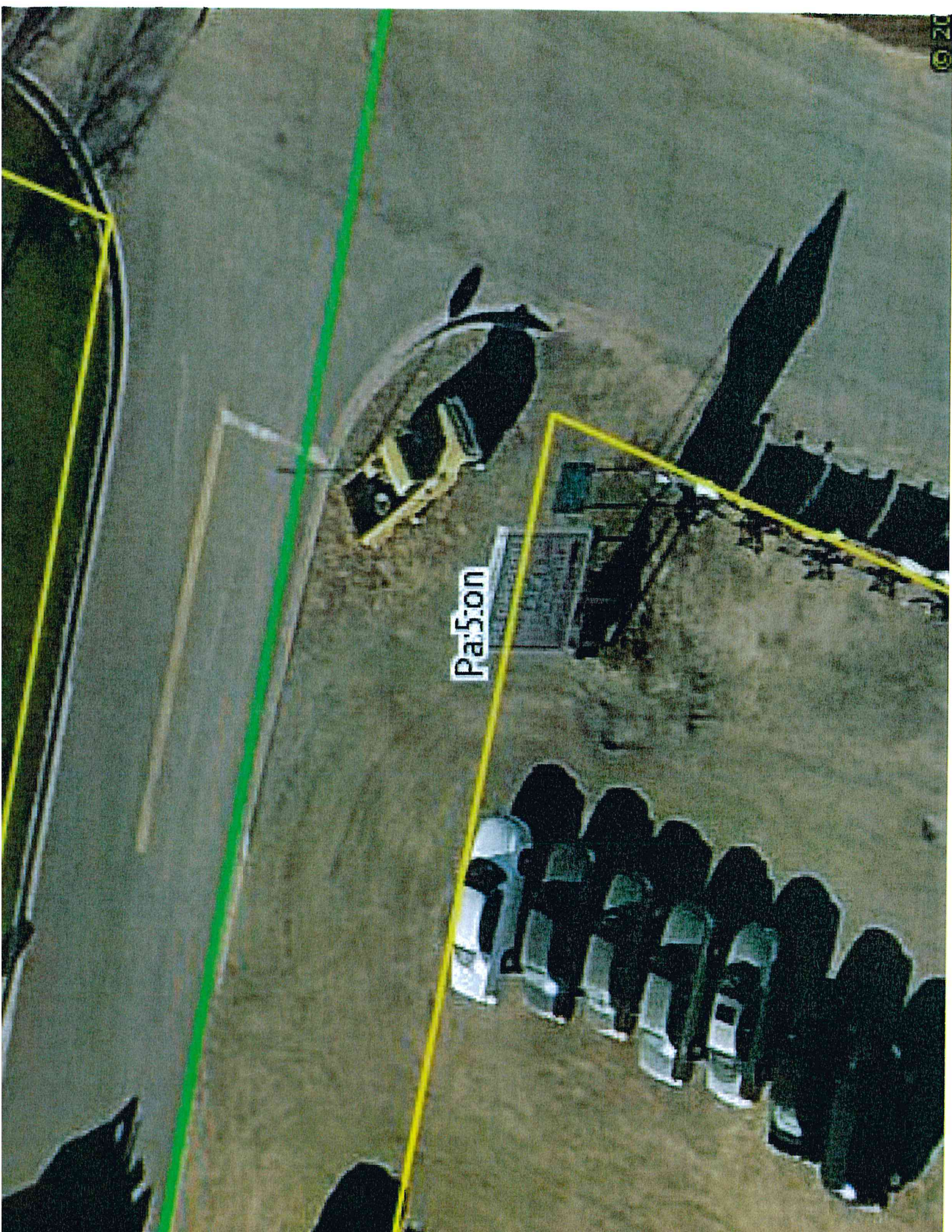
Distance: 20.6 Feet

Distance: 7.2 Feet

12' X 12' SIGN

Distance: 14 Feet

Middle Minnesota River Major Watershed



Passion

Nick Brozek

From: Keith Muetzel <kmuettel@ci.redwood-falls.mn.us>
Sent: Monday, February 12, 2018 7:33 AM
To: Nick Brozek
Subject: RE: Wertish Variance

Nick,

Good catch, yes, a 25' setback would apply to both Quality Drive and the service road. Thanks.

Keith Muetzel
City Administrator
City Redwood Falls
333 S. Washington St., P.O. Box 526
Redwood Falls, MN 56283
507-637-5755 voice; 507-637-2417 fax



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From: Nick Brozek [mailto:nick_b@co.redwood.mn.us]
Sent: Friday, February 09, 2018 4:29 PM
To: Keith Muetzel <kmuettel@ci.redwood-falls.mn.us>
Subject: RE: Wertish Variance

Thanks Keith, I will put a copy of your email in the file for the Board of Adjustment.

Under the city rules, and this being a corner lot, would a 25' setback be required from both Quality Drive and the service road?

Nick Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office

From: Keith Muetzel [mailto:kmuettel@ci.redwood-falls.mn.us]
Sent: Friday, February 9, 2018 4:07 PM
To: Nick Brozek <nick_b@co.redwood.mn.us>
Subject: RE: Wertish Variance

Thank you. If this was built in Redwood Falls in a B-3 zoning district the setback requirements would be as follows:

Front = 25'

Side = 10'

Rear = 30'

I am not sure what your setback requirements are but I would not object to constructing the building to the setback that are listed above.

This is just my opinion, I can't see any circumstance where we would allow a 0' side yard setback.

Thanks for the info and have a good weekend.

Keith Muetzel

City Administrator

City Redwood Falls

333 S. Washington St., P.O. Box 526

Redwood Falls, MN 56283

507-637-5755 voice; 507-637-2417 fax



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From: Nick Brozek [mailto:nick_b@co.redwood.mn.us]

Sent: Friday, February 09, 2018 3:59 PM

To: Keith Muetzel <kmuettel@ci.redwood-falls.mn.us>

Subject: RE: Wertish Variance

They are asking for a 27' setback from the ROW of Quality Drive, 20' from the rear (south) lot line, and 0' from the east lot line, for the building.

Additionally, the sign does not meet the required setbacks, so that was added to the variance application as-is.

Nick Brozek

Land Use and Zoning Supervisor

Redwood County Environmental Office

From: Keith Muetzel [<mailto:kmuettel@ci.redwood-falls.mn.us>]

Sent: Friday, February 9, 2018 3:55 PM

To: Nick Brozek <nick_b@co.redwood.mn.us>

Subject: RE: Wertish Variance

Thanks Nick. What are the proposed setbacks?

Keith Muetzel

City Administrator

City Redwood Falls

333 S. Washington St., P.O. Box 526

Redwood Falls, MN 56283



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From: Nick Brozek [mailto:nick_b@co.redwood.mn.us]
Sent: Friday, February 09, 2018 3:53 PM
To: Keith Muetzel <kmuetzel@ci.redwood-falls.mn.us>
Subject: RE: Wertish Variance

Keith,

The site plan is attached. It shows two structures: 1) a proposed new 80' x 88' cold storage building; and 2) the existing 12' x 12' sign. Please feel free to contact me if you have any questions.

Nick Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office

From: Keith Muetzel [<mailto:kmuetzel@ci.redwood-falls.mn.us>]
Sent: Friday, February 9, 2018 3:01 PM
To: Nick Brozek <nick_b@co.redwood.mn.us>
Subject: Wertish Variance

Hi Nick,

I received the public notice for the Wertish variance application. Can you e-mail me a copy of the site plan as it relates to the proposed setbacks? Thanks.

Keith Muetzel
City Administrator
City Redwood Falls
333 S. Washington St., P.O. Box 526
Redwood Falls, MN 56283
507-637-5755 voice; 507-637-2417 fax



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**TIM WERTISH
1601 E BRIDGE ST
REDWOOD FALLS, MN 56283**

**TAMMY HOULE
PAXTON TOWNSHIP CLERK
36235 US HWY 71
REDWOOD FALLS, MN 56283**

**DAKTRONICS
PO BOX 5128
BROOKINGS, SD 57006**

**MICHAEL & VICKI JOHANNECK
1450 E BRIDGE ST
REDWOOD FALLS, MN 56283**

**DOUGLAS KERKHOFF ET'AL
1500 E BRIDGE ST
REDWOOD FALLS, MN 56283**

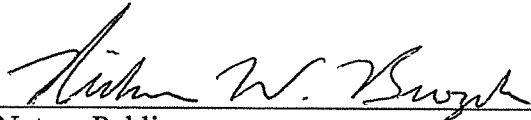
**TIMOTHY & JENNIFER GILK
229 E OAK ST
REDWOOD FALLS, MN 56283**

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota, on the 6th day of February, 2018.

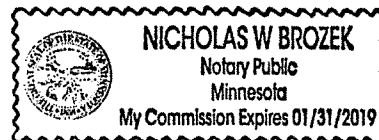


Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 6th day of February 2018, by Lali Ortega.



Notary Public



AFFIDAVIT OF PUBLICATION

Redwood Gazette

Redwood Falls, Minnesota
State of Minnesota
County of Redwood

OFFICIAL PUBLICATION
STATE OF MINNESOTA
COUNTY OF REDWOOD
BOARD OF ADJUSTMENT
In the Matter of the Application of)
Debra Wertish for a Variance)
to Redwood County Ordinance)
NOTICE OF PUBLIC HEARING

An Application for Variance has been filed by Debra Wertish requesting a variance, pursuant to Section 26 of Redwood County Ordinance, to the required public road right-of-way and property line setbacks set forth at Section 10, Subdivision 5 of Redwood County Ordinance. The applicant is proposing to construct an approximately 80 foot by 88 foot cold storage building, on her property, situated in the County of Redwood, State of Minnesota, to wit:

Lot One (1) of Block One (1) of Clausen Addition, Section 5, Township 112 North, Range 35 West, Paxton Township.

It is hereby ordered that a Public Hearing thereon will be held on March 12, 2018, at 9:05 a.m. before the Redwood County Board of Adjustment at the above described property, located at the corner of Register Drive and Quality Drive - just south of Bridge Street, Redwood Falls, Minnesota.

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

DATED: February 6, 2018
Nicholas W. Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office
Published in the Redwood Gazette
February 15, 2018.

Lisa Drafall, being first duly sworn, on oath states as follows:

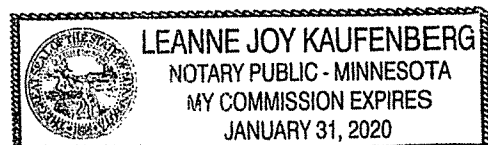
1. I am the general manager of the Redwood Gazette. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: ~~THURSDAY~~, the 15th day of FEBRUARY, 2018.
4. The general manager's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06 and §331A.07.
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Redwood County. The newspaper complies with the conditions 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 mortgaged 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.

By: _____
General Manager

Subscribed and sworn before me
on the 15th day of FEBRUARY, 2018.

By: Leanne Kaufenberg
Notary Public



AFFIDAVIT OF PUBLICATION

Wabasso Standard

Wabasso, Minnesota
State of Minnesota
County of Redwood

OFFICIAL PUBLICATION

State of Minnesota

County of Redwood

Board of Adjustment

In the Matter of the Application of)

Debra Wertish for a Variance)

to Redwood County Ordinance)

NOTICE OF PUBLIC HEARING

An Application for Variance has been filed by Debra Wertish requesting a variance, pursuant to Section 26 of Redwood County Ordinance, to the required public road right-of-way and property line setbacks set forth at Section 10, Subdivision 5 of Redwood County Ordinance. The applicant is proposing to construct an approximately 80 foot by 88 foot cold storage building, on her property, situated in the County of Redwood, State of Minnesota, to wit:

Lot One (1) of Block One (1) of Clausen Addition, Section 5, Township 112 North, Range 35 West, Paxton Township.

It is hereby ordered that a Public Hearing thereon will be held on March 12, 2018, at 9:05 a.m. before the Redwood County Board of Adjustment at the above described property, located at the corner of Register Drive and Quality Drive – just south of Bridge Street, Redwood Falls, Minnesota.

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

DATED: February 6, 2018

Nicholas W. Brozek

Land Use and Zoning Supervisor

Redwood County Environmental Office

Published in the Wabasso Standard
February 14, 2018.

Lisa Drafall, being first duly sworn, on oath states as follows:

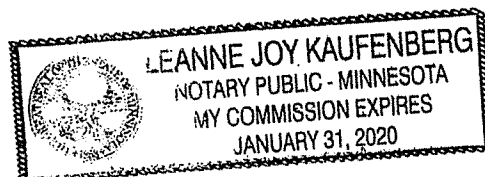
1. I am the general manager of the Wabasso Standard. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: -WEDNESDAY-, the 14th day of FEBRUARY, 2018.
4. The general manager's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06 and §331A.07.
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Redwood County. The newspaper complies with the conditions 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 mortgaged 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.

By: _____
General Manager

Subscribed and sworn before me
on the 14th day of FEBRUARY, 2018.

By: Leanne Kaufenberg
Notary Public



Affidavit of Publication

State of Minnesota)
) SS.
County of Renville)

OFFICIAL PUBLICATION
State of Minnesota
County of Redwood
Board of Adjustment
In the Matter of the
Application of)
Debra Wertish)
for a Variance)
to Redwood County)
Ordinance)
NOTICE OF PUBLIC
HEARING

An Application for Variance has been filed by Debra Wertish requesting a variance, pursuant to Section 26 of Redwood County Ordinance, to the required public road right-of-way and property line setbacks set forth at Section 10, Subdivision 5 of Redwood County Ordinance. The applicant is proposing to construct an approximately 80 foot by 88 foot cold storage building, on her property, situated in the County of Redwood, State of Minnesota, to wit:

Lot One (1) of Block One (1) of Clausen Addition, Section 5, Township 112 North, Range 35 West, Paxton Township.

It is hereby ordered that a Public Hearing thereon will be held on March 12, 2018, at 9:05 a.m. before the Redwood County Board of Adjustment at the above described property, located at the corner of Register Drive and Quality Drive - just south of Bridge Street, Redwood Falls, Minnesota.

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

DATED: February 6, 2018
Nicholas W. Brozek
Land Use and Zoning
Supervisor
Redwood County
Environmental Office
Published in the Standard-Gazette & Messenger February 14, 2018.

Denise Bonsack, being first duly sworn, on oath states as follows:

1. I am the publisher of the Standard-Gazette & Messenger, 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 the week upon which the public notice attached/copied below was published in the newspaper are as follows:
Wed., February 14, 2018

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows:
\$ 7.40

5. Mortgage Foreclosure Notices [Effective 7/1/15]. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Renville 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 mortgaged 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.

Denise Bonsack
[Signature]

Subscribed and sworn to before me on this 14 day of February 2018

Christine M Jandl
Notary Public





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 BOARD OF ADJUSTMENT

MINUTES

Meeting Date: October 25, 2017

A meeting of the Redwood County Board of Adjustment convened on Monday, the 25th day of October, 2017. The meeting consisted of one public hearing. The meeting was convened at 26081 Ranch Avenue, Morgan. The following Board of Adjustment members were present: Dan Tauer and John Schueller. John Rohlik was absent. The following individuals were also present: Bill Helget, Lisa Steffl, Dwane Jemmings, Environmental Director Scott Wold, and Land Use & Zoning Supervisor Nick Brozek.

At 8:40 a.m., the meeting was called to order by Vice-Chair Dan Tauer.

Vice-Chair Tauer opened a public hearing on an *Application for Variance*, Permit Application No. 5-17v, submitted by the City of Morgan. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided an informational packet which included the following information regarding the *Application for Variance*:

1. A public hearing will be held on October 25, 2017, at 8:30 a.m. regarding an *Application for Variance* filed by the City of Morgan, requesting a variance, pursuant to Section 26 of Redwood County Ordinance, to the road right-of-way setback set forth at Sec. 7, Subd. 5, Subpart 2, Paragraph A(1.) of Redwood County Ordinance.
2. The City of Morgan previously obtained a Conditional Use Permit and building permit to construct a new wastewater treatment facility, consisting of a three cell lagoon. The project as permitted includes a chain-link perimeter fence located just outside of the required 67 foot setback distance from Ranch Avenue (100 feet from the center line).
3. The City is now seeking a ten foot variance from the ROW setback, in order to place the perimeter fence 90 feet from the center line of Ranch Avenue, a township road. The purpose of the variance is to allow more space for service and maintenance vehicle turning movements in relation to the facility entrance, which is located on the Ranch Avenue side. The perimeter fence on the other three sides of the facility will remain at the previously permitted distance from the road ROW of State Hwy 67 and the property lines.
4. Considering the relatively minor nature of the proposed variance, and the fact that Redwood County is seriously considering shortening the required setback distance for fences in an upcoming ordinance update, the Environmental Office allowed the City to move forward with fence construction while the variance application was pending.
5. Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

Bill Helget was present to explain the project. He made the following statements about the application:

- The property is a 40 acre parcel, on which the City of Morgan has constructed three new sewage treatment ponds.
- The permits for the ponds require that the ponds and all associated structures meet the required road right-of-way setback of 67 feet from the right-of-way line (100 feet from the center line of Ranch Avenue – township road).
- A 10 foot wide access road has been constructed around the ponds, on top of the pond edges. From the road edge, the ground has been sloped down to the road ditch at a 2% grade.
- 100 feet from the center line of Ranch Avenue gets to 13 feet from the top of the pond dike.
- Morgan had to obtain a variance from the Minnesota Pollution Control Agency to make the ponds deeper than is typical, in order to fit them onto the 40 acre parcel.
- The City is seeking a 10 foot variance on the west side of the site in order to locate the proposed perimeter fence and provide additional room for the access road.
- The additional 10 feet of road space will be used to access the ponds and small maintenance building, pull and service the pumps, and general maintenance. An additional 10 feet on the west side would greatly ease these processes.
- Other than the requested 10 foot variance, the perimeter fence will be constructed as indicated in the plans originally approved by Redwood County.

Brozek informed the Board of Adjustment that notice of the hearing had been published in the paper of record and mailed to neighboring landowners, and the township. Brozek had not been contacted by any interested party with questions or concerns about the project.

No members of the public appeared in opposition to the variance.

Schueller made a motion to approve the variance. Tauer seconded the motion and it was passed unanimously.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 2nd day of October, 2017. On a motion made by Schueller and seconded by Tauer, it was moved and passed unanimously that said minutes be approved as presented.

The meeting was then adjourned.

Nick Brozek, Land Use and Zoning Supervisor
Redwood County Environmental Office

Dan Tauer, Vice-Chair
Redwood County Board of Adjustment