



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 6-18 Date: 5-7-18

Location of Proposed Use:

Address: 32959 235th St. City: Wabasso State: MN Zip: 56293
House # Street Name
Parcel #: 60-026-1080 Township: New Avon Section: 26 Twp #: 111 Range: 36

Legal Description:

COM@SE COR NE1/4;TH W 889.23', N 980.26',E 889.23',S 980.26' TO POB. 20.A M/L

Information about the Site:

Zoning District: Agriculture

General description of the building(s) and proposed use:

Building a Pylon with EMC digital display.
See attached specifications.

Building Size: (Please enter dimensions in feet)

Width: 28" Length: 9'5" Diameter: N/A Total Height: 20'10"

Setbacks: (Please enter in feet)

Side Yard Setback: 30 Direction: East (to Row)

Side Yard Setback: _____ Direction: _____

Rear Yard Setback: _____ Direction: _____

Road Type: County Setback from the Right-of-Way: 30'

Right-of-Way Width from Centerline 50 ft

Type of Sewer System:

N/A

Drainage Plan:

N/A

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Lisa **Last Name:** Justin
Business Name: Scenic Sign Corp.
Address: PO BOX 881 **City:** St. Cloud **State:** MN **Zip:** 56302
Home Phone: 320-252-9400 **Cell Phone:** N/A **Email:** projectmanager@scenicstn.com

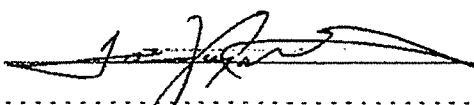
Operator Information: (Complete only if different from Applicant)

First Name: _____ **Last Name:** _____
Business Name: N/A
Address: [] N/A **City:** _____ **State:** MN **Zip:** _____
Home Phone: _____ **Cell Phone:** _____ **Email:** _____

Land Owner Information: (Complete only if different from applicant)

First Name: Farmward Coop. **Last Name:** N/A
Address: [] PO Box 278 **City:** Morgan **State:** MN **Zip:** 56266
HomePhone: N/A **CellPhone:** N/A **Email:** N/A

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  **Date:** 5-3-18

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

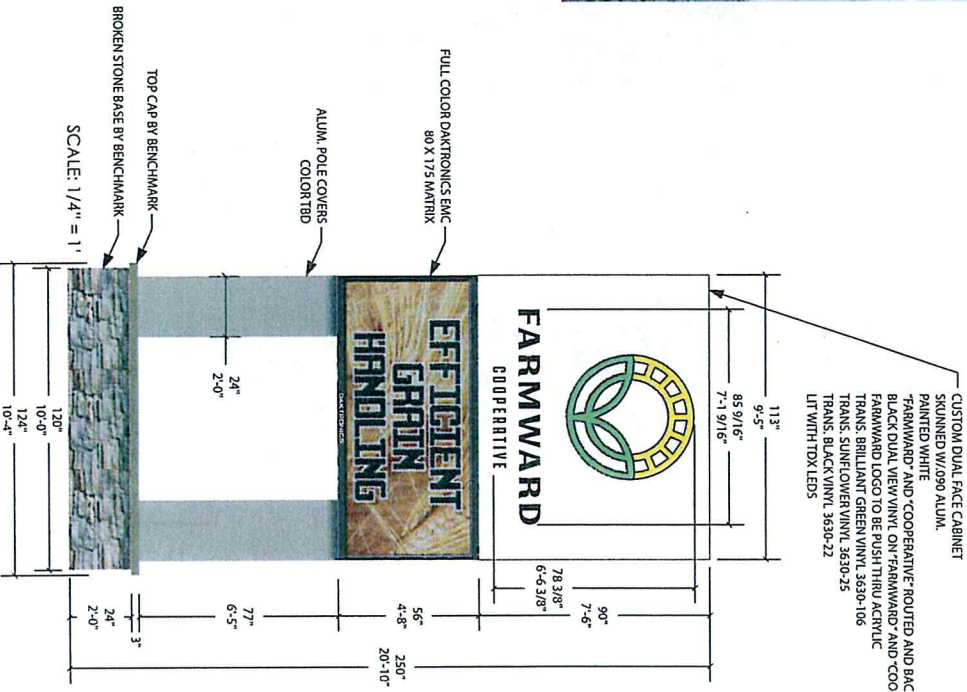
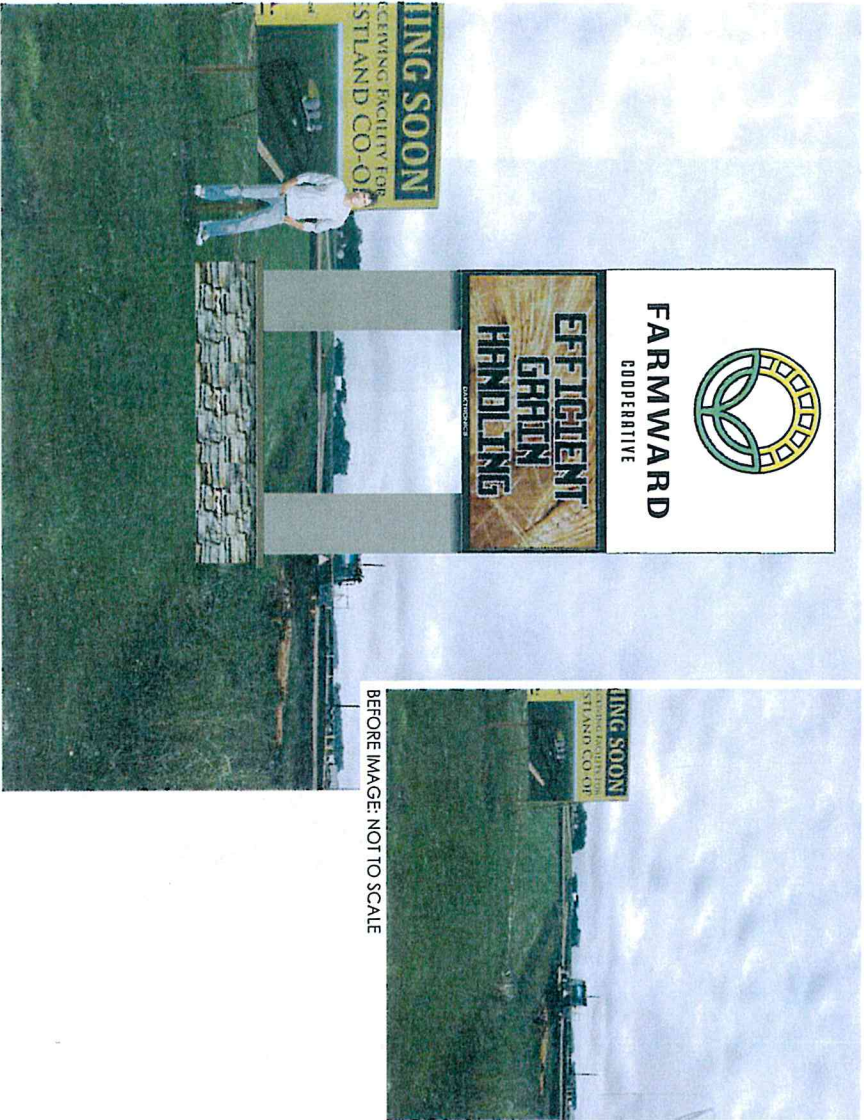
Permit Fee: \$700 **Receipt #:** 486947 **Date Approved:** _____

Application Received: _____

Commission Action: _____ **County Board Action:** _____
Approved: _____ **Date:** _____ **Approved:** _____ **Date:** _____
Disapproved: _____ **Date:** _____ **Disapproved:** _____ **Date:** _____



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| | | | | | |
|---------------------------|------------------------|-------------------------|--------------------|------------------------|------------------|
| EXTRA ELEMENT XX | RETAINER SIZE: 2 1/2" | LIGHTING TYPE: TDX LEDS | POLE QUANTITY: TBD | SALESMAN: DARYL KIRP | DATE: 12/22/17 |
| # OF FACES: 2 | DIVIDER BAR SIZE: NONE | LED COLOR: WHITE | # OF EMC FACES: 2 | LOCATION: CLEMENTS, MN | SD FT: |
| FACE MATERIAL: SEE ABOVE | FRAME MATERIAL: STEEL | POLE TYPE: STEEL | BRAND: DAKTRONICS | DRAWN BY: RYAN JUNGCR | SCALE: SEE ABOVE |
| CABINET TYPE: CUSTOM FLEX | PHOTO ETC: TBD | POLE HEIGHT: TBD | ADDITIONAL NOTES: | | |

MONUMENT/POLE/EMC SIGN

W/O #

New Clements Grain Site # 1

Propane 2

Aerial Map



map center: 44° 23.5478', -95° 7.7671'



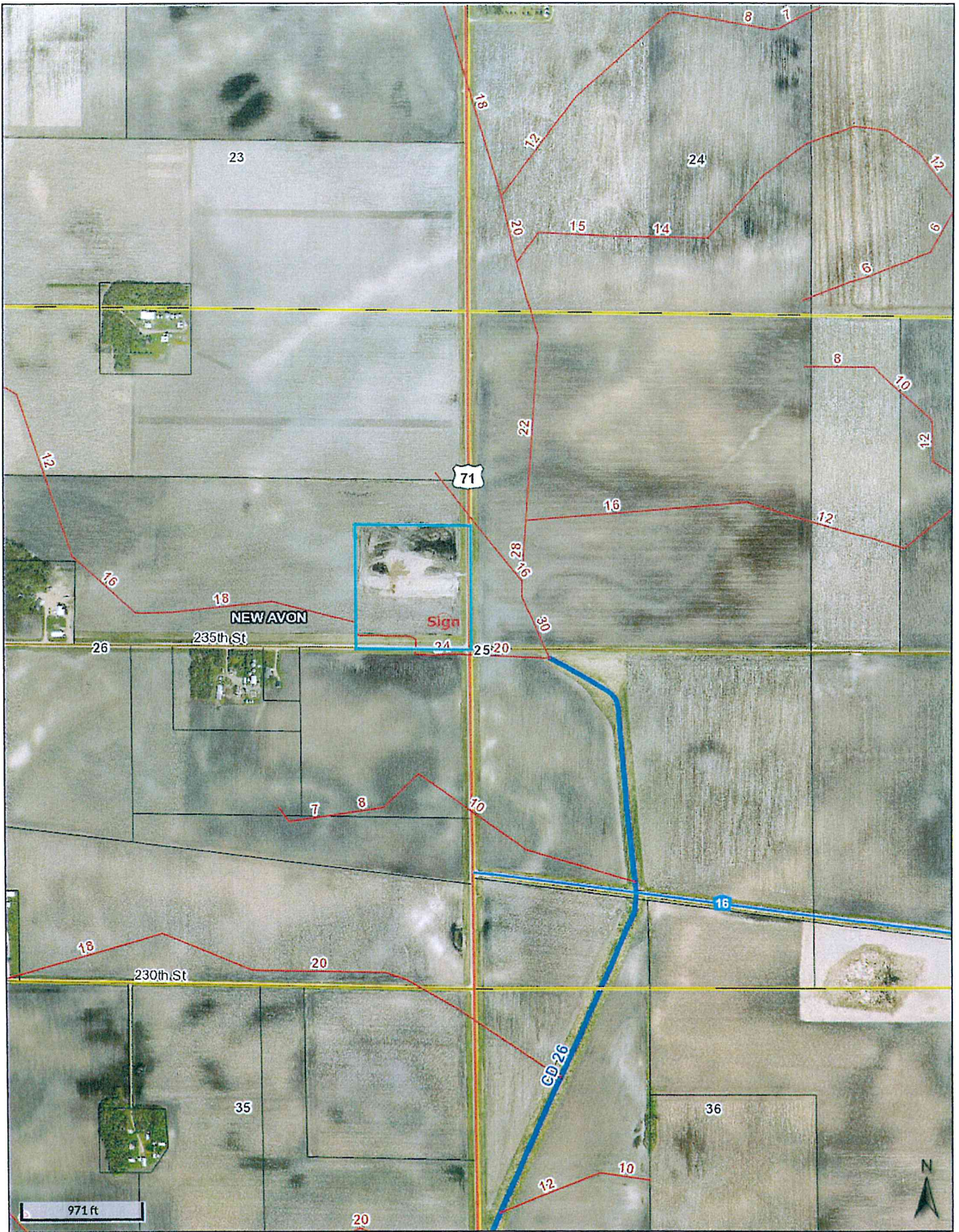
Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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26-111N-36W
Redwood County
Minnesota



3/20/2018

Field borders provided by Farm Service Agency as of 5/21/2008.



Conditions for Permit No. 6-18 (Farmward Cooperative/Scenic Sign Corp.)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. 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.
4. 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.
5. The permit holder shall not allow the conditional use to interfere with the public use of the right-of-way of US Hwy 71 or County Hwy 70/235th Street.
6. The sign must be set back at least 30 feet from the intersection of US Hwy 71 and County Hwy 70/235th Street, as measured from the edge of the public right of way.
7. The electronic message center and other lights shall not directly reflect light beams onto the roadway.
8. 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

**Farmward pylon sign
Conditional Use Permit Application #6-18
June 25, 2018**

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

Yes _____ No _____

Why?: _____

- 2) Has evidence been presented that shows the proposed use will cause material injury to the use and enjoyment of other property in the surrounding neighborhood for land uses that are already permitted?

Yes _____ No _____

Why?: _____

3) Will the proposed use have a substantial adverse effect on property values or future development of land in the surrounding neighborhood for uses common to the area?

Yes _____ No _____

Why?: _____

4) Are there, or will there be provided, adequate utilities, access roads, drainage, off-street parking and loading areas, and other necessary facilities to support 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, lights, and vibration, so that no disturbance to neighboring properties will result?

Yes _____ No _____

Why?: _____

6) Is the proposed use of the property consistent with the general purpose and intent of the Zoning Ordinance and the goals and policies adopted in the Comprehensive Plan?

Yes _____ No _____

Why?: _____

NAME: _____

DATE: _____

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MINNESOTA 56283
PH: 507-637-4023



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

TO: Whom It May Concern

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

DATE: June 12th, 2018

RE: Notice of Public Hearing on *Application for Conditional Use Permit*

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* filed by Lisa Justin o/b/o Farmward Cooperative, pursuant to Section 16, Subd. 3, Subp. 7, and Section 25 of Redwood County Zoning Ordinance, for the construction of a sign larger than 64 square feet in surface area, in the Agricultural District, located on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter, Section 26, Township 111 North, Range 36 West, Redwood County, Minnesota, described as follows:

Beginning at the East Quarter Corner of said Section 26 thence North 89 degrees 04 minutes 32 seconds West, bearing based on Redwood County Coordinate System NAD83(96) on the south line of said Northeast Quarter of Section 26, a distance of 889.23 feet; thence North 00 degrees 22 minutes 57 seconds West, a distance of 980.26 feet; thence South 89 degrees 04 minutes 32 seconds East, a distance of 889.23 feet to the east line of said Northeast Quarter; thence South 00 degrees 22 minutes 57 seconds East on said east line, a distance of 980.26 feet to the point of beginning. Contains 20.00 acres of land more or less.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the Public Hearing.

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 *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the Public Hearing at the time and date set forth in the *Notice of Public Hearing* enclosed herein.

Enclosure

Cc: Lisa Justin, Scenic Sign Corp. (w/ encl)
Farmward Cooperative (w/ encl)



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

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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 25th day of June, 2018, 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 prior to the Public Hearing, 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: June 12th, 2018

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

TODD KUEHN ET'AL
% TONYA R COPLAN
44518 176 ST
HAZEL, SD 57242

JANE FRANCIS SEIFERT
700 3RD AVE NW
SLEEPY EYE, MN 56085

DANA LINDEMAN
31631 220 ST
WABASSO, MN 56293

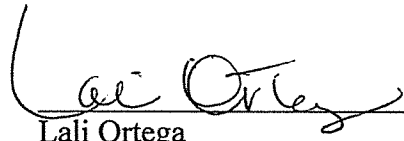
D&S SALFER FLP
307 LAKE DR
REDWOOD FALLS, MN 56283

TODD KUEHN ET'AL
32488 230 ST
WABASSO, MN 56293

NEW AVON TOWNSHIP
% RUSS UBL, CLERK
23349 KODAK AVE
WABASSO, MN 56293

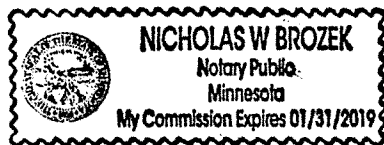
SCENIC SIGN CORP.
% LISA JUSTIN
PO BOX 881
ST. CLOUD, MN 56302

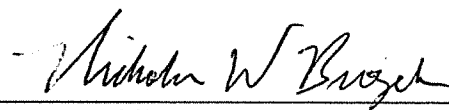
by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 12th day of June, 2018.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 12th day of June, 2018, by Nicholas W. Brozek.





Notary Public