



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

AGENDA

MONDAY, JUNE 21, 2018

REDWOOD COUNTY BOARD OF ADJUSTMENT

8:30 A.M.: At 12965 305th Street, Vesta - Public Hearing on Variance Application #3-18v of Underwood Township.

Other Business:

1. Review and approve minutes from March 12, 2018 Board of Adjustment meeting.
2. Any other business.




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TO: Redwood County Board of Adjustment

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

DATE: June 9, 2018

RE: Public Hearing on *Applications for Variance:*
- Bill Lightfoot o/b/o Underwood Township

1. Underwood Township

A public hearing will be held on June 21, 2018, at 8:30 a.m. regarding an *Application for Variance* filed by Bill Lightfoot, Township Board Chair, o/b/o Underwood Township, requesting a variance, pursuant to Section 26 of Redwood County Ordinance, to the road right-of-way setback and property line setback set forth at Sec. 9, Subd. 5 of Redwood County Ordinance.

Underwood Township, is seeking a variance from the required 67 foot setback from the public road right-of-way and from the required 10 foot setback from the side and rear lot line, in order to install and maintain chain link perimeter fencing around the Underwood Township Hall site.

The Township Hall site includes a meeting hall building, gravel parking and loading area, and recycling and trash drop off bins. The drop off bins are for the convenience of Underwood Township residents.

The fence will be six foot high chain link. It will totally enclose the Township Hall site, except for one opening where the existing approach from 305th Street is located. There will not be a gate. The fence is proposed to be constructed along the north and west property lines (on the Underwood Township side) and along the 305th and CSAH 8 right-of-way. The requested setback is 0 feet.

The Township has had problems with debris from the recycling and trash drop-off area blowing onto neighboring properties. The purpose of the fence is to prevent debris from moving off the Township Hall site.

A partial perimeter fence was constructed several years ago in the northwest corner of the site. The proposed fence will match the existing fence and complete the enclosure of the perimeter, except for the entrance opening.

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.

enclosures

cc: Underwood Township Board of Supervisors, c/o Lois Pagel, Clerk
Bill Lightfoot



Redwood County

www.co.redwood.mn.us

Application for Variance

Permit #: 3-18v

Date: 5-14-18

Location of the Affected Parcel or Property:

Address: 12965 305th Street / City Rd 8 City: Vesta State: MN Zip: 56292
House # Street Name

Parcel Number: 70-021-1040 Township Name: Underwood Township

Section: 21 Township Number: T112-N Range: R-39-W

Legal Description:

Tract 12 rods by 12 rods in the Southeast corner of the Northeast quarter

Information about the Variance Request:

Zoning District: Agriculture "A-1"

General description of the building or request:

Construct chain link fence along the edge of the CSAHS and 305th Street rights-of-way. Fence will enclose the Underwood Township hall and garbage/recycling collection area.

Type of occupancy:

Township Hall

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Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: _____
Sidewall Height: _____ Total Height: 6' Bushel Capacity: _____

Setbacks: (Please enter in feet)

Side Yard Setback: 0 Direction: West
Side Yard Setback: 0 Direction: East
Rear Yard Setback: 0 Direction: North

Road Type: Township Setback from the Center of the Road: 33'
Right-of-Way Footage: 33'

General Contractor:

Name: T/B/D City: _____ 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):

Soils:

Soil Type 1:

Soil Type 2:

Estimated Date of Completion:

Other information:

Chain-link fence for Underwood Town Hall

Applicant Information:

First Name: Bill

Last Name: Lightfoot

Business:

Address: 29679 Camp Ave

City: Vesta

State: MN

Zip: 56292

Home Phone:

Cell Phone: 530-4976

Land Owner Information:

First Name: Underwood

Last Name: Township

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:

Bill Lightfoot Chairman

Date: 5-8-18

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:

Ø

Receipt #: No fee for

government entity

Date Approved:

Conditions:

- ① IF CSAH 8 or 305th st. right-of-way is ever widened, Underwood Township must pay to remove and replace the fence.
- ② The fence shall not cause an obstruction of the roadway from drifting snow, etc.

Board of Adjustment:

Approved:

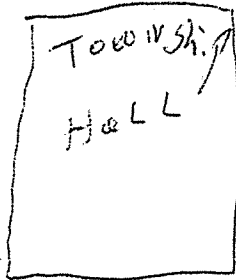
Date:

Disapproved:

Date:

NORTH

fence Now More 125'

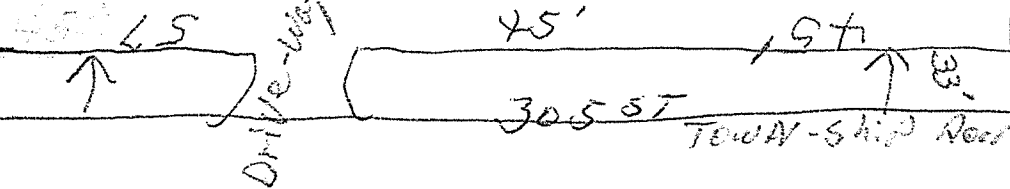


163' done
fence Now

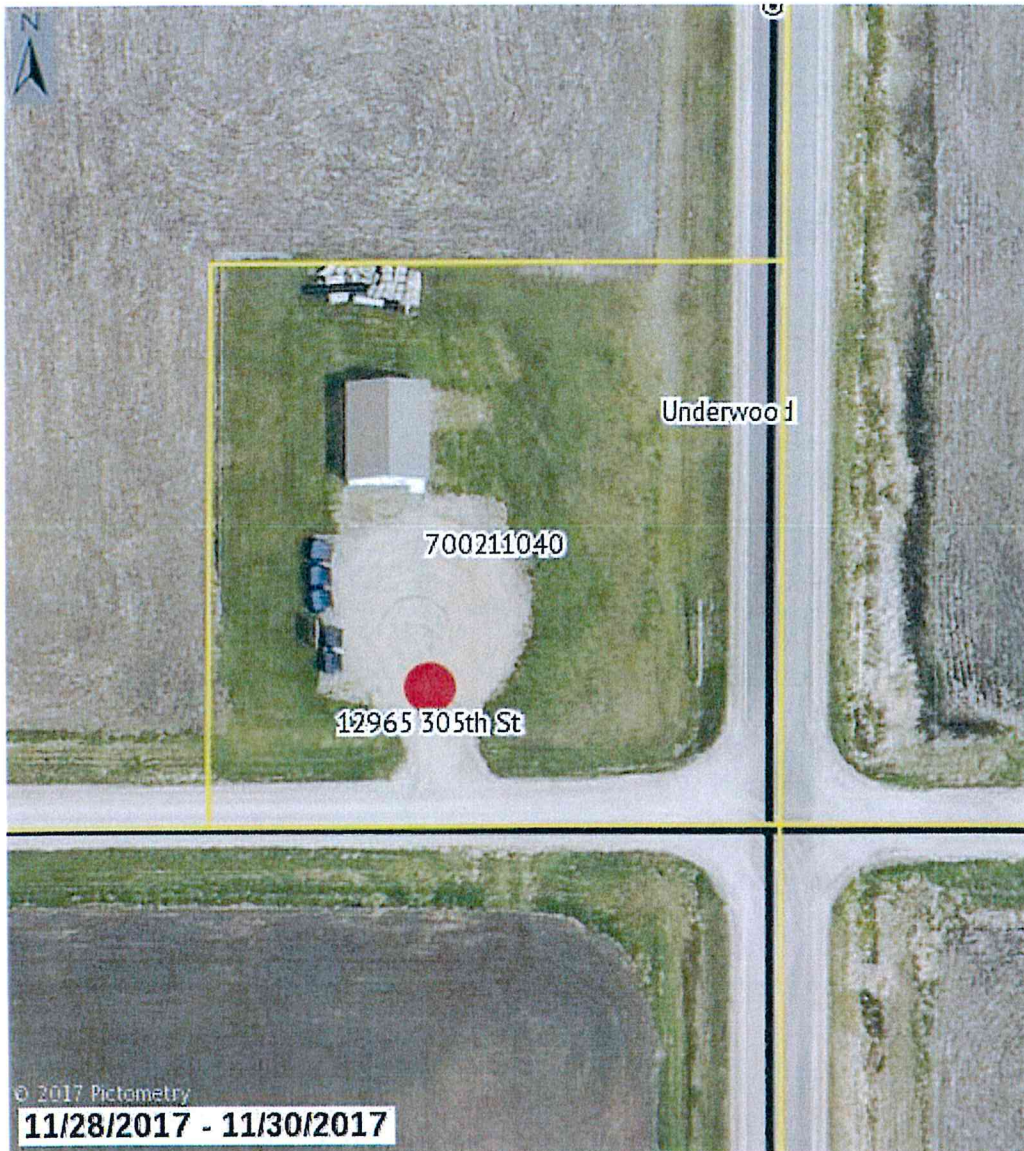


163' center of Road
50' County Road

37'



Right of Way From Road
Set back from center of Road







700222030

700223070

700223060

700211060

700214020

700214060

22

21

7002110406d

1283430 5th St

1283430 5th St

Unnamed St

Unnamed St

1283430 5th St

11/28/2017 - 11/30/2017

Factors Regarding an *Application for Variance*

Statutory Factors¹:

- (1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
- (2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
- (3) Will the issuance of a Variance maintain the essential character of the locality?
- (4) Does the need for a Variance involve more than economic considerations?

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 Minn. Stat. Section 394.27, subd. 7.

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
Underwood Township - #3-18v

(1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(3) Will the issuance of a Variance maintain the essential character of the locality?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(4) Does the need for a Variance involve more than economic considerations?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(5) Does an unnecessary hardships or unreasonable difficulties exist?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(6) Are there special circumstances or conditions affecting the land, building, or use that do not apply generally to other property in the same vicinity?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(7) Will the granting of the application have a material adverse effect on the health or safety of persons residing or working in the area adjacent to the property of the applicant and will granting the application be materially detrimental to the public welfare or injurious to the property or improvements in the area adjacent to the property of the applicant?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

DATED: _____

Chair of Redwood County Board of Adjustment

