



Redwood County

Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 14-19 Date: 7/2/19

Location of Proposed Use:

Address: 39153 CSAH 16 City: Clements State: MN Zip: 56224
House # Street Name
Parcel #: 69-025-3020 Township: Three Lakes Section: 25 Twp #: 111 Range: 35

Legal Description:

TRACT COMMENCING 807.50' EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER, THENCE EAST 40', NORTH 757.92', EAST 117.23', NORTH 558.57', WEST 358.40', SOUTH 528.02, EAST 177.98', SOUTH 756.61' to THE POINT OF BEGINNING. 4.92 ACRES

Information about the Site:

Zoning District: AGRICULTURE

NOTICE: Change of land use may affect your property taxes.

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

<p><u>30 FT x 40 FT x 14' at tall</u></p> <p style="text-align: center;">Building</p> <ul style="list-style-type: none"> - offal will be rendered by Central Bi-products - wastewater will be composted. 	<p><u>*Custom Processing of BEEF CATTLE *</u></p>
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Building Size: (Please enter dimensions in feet)

Width: 30 Length: 40 Diameter: _____ Total Height: 20 feet

Setbacks: (Please enter in feet)

Side Yard Setback: 25 Direction: South

Side Yard Setback: 25 Direction: East

Rear Yard Setback: 200+ Direction: NORTH

Road Type: COUNTY Setback from the Right-of-Way: 750+

Setback from the center of the road 800+ ft

Type of Sewer System:

none Compost

Drainage Plan:

DONE

Other Information:

APPLICANT WILL PROCESS BEEF CATTLE THAT HIS CUSTOMERS BRING TO HIM.

Applicant Information:

First Name: David Last Name: Pavor

Business Name: _____

Address: 39153 Cty Hwy 16 City: Clonorchs State: MN Zip: 55024

Home Phone: _____ Cell Phone: 507 220 4862 Email: _____

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____

Business Name _____

Address: _____ City: _____ State: MN Zip: _____

Home Phone: _____ Cell Phone: _____ Email: _____

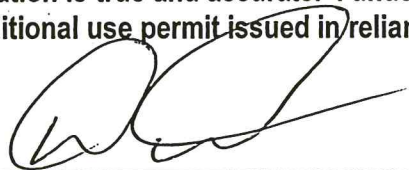
Land Owner Information: (Complete only if different from applican

First Name: _____ Last Name: _____

Address _____ City: _____ State: MN Zip: _____

HomePhone: _____ CellPhone: _____ Email: _____

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: 7-2-19

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

Permit Fee: \$700.00 Receipt #: 53429 Date Approved: _____

Application Received: 7/2/19

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



- Legend**
- Municipal Boundaries
 - Sections
 - Surrounding Counties
 - Townships
 - Open Ditch
 - Drain Tile
 - Contours
 - Rivers
 - Address points
 - Parcels
 - Major Roads**
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Conditions for Conditional Use Permit No. 14-19 (David Dauer)

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. Specifically, offal shall be stored in such a way that it does not create a nuisance, until it can be picked up for rendering off-site. Wastewater from cleaning the butchering equipment will be composted pursuant to approval by the Minnesota Pollution Control Agency.
4. 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 and maintain 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.
5. 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.
6. 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.
7. 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. All outdoor storage of business materials and vehicles shall be screened from surrounding properties.
8. 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.
9. Expansion of the business beyond its current scope, including retail sale of meat, or processing more than 100 cattle per calendar year, shall require a new Conditional Use Permit.

10. 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.



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

David Dauer

Conditional Use Permit Application #14-19

July 29, 2019

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: _____

TO: Whom It May Concern

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

COPY



DATE: July 9, 2019

RE: Notice of Public Hearing on Conditional Use Permit Application

Please find enclosed a *Notice of Public Hearing* regarding a *Conditional Use Permit Application* filed by David Dauer pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142, for the operation of a custom meat processing business on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

A 4.92 acre tract commencing 807.50 feet east of the Southwest corner of the Southwest Quarter (SW1/4), thence east 40 feet, north 737.92 feet, east 117.23 feet, north 558.37 feet, west 353.40 feet, south 538.02 feet, east 177.98 feet, south 736.61 feet to the point of beginning, in Section 25, Township 111 North, Range 35 West, Three Lakes Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 29th day of July, 2019, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet in 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 comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

Enclosure

Cc: David Dauer (w/ encl)



NOTICE OF PUBLIC HEARING

A *Conditional Use Permit Application* has been filed by David Dauer pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142, for the operation of a custom meat processing business on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

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

DATED: July 9, 2019

A handwritten signature in blue ink that reads "Nicholas W. Brozek".

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

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by the David Dauer Permit Application No. 14-19

I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

- 1. Notice of Public Hearing on *Application for Conditional Use Permit*; and**
- 2. Notice of Public Hearing**

were duly served upon:

DAVID DAUER
39153 CO HWY 16
CLEMENTS, MN 56224

RONALD J & JANICE TREML
38562 CO HWY 16
CLEMENTS, MN 56224

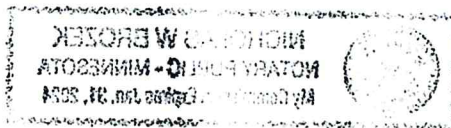
STEVEN DONALD MACHOLDA
33617 327 ST
REDWOOD FALLS, MN 56283

MARK & ANN CHRISTENSEN
21413 SKYVIEW AVE
SLEEPY EYE, MN 56085

LORI K ZEMPEL
33237 350 ST
MORGAN, MN 56266

MARILYN S ROTHMEIER
FAMILY TRUST
80 HIER ST
MORGAN, MN 56266

BRANDT/ SHERYLL S/ REV LIVING TRUST
% SHERYLL S BRANDT
513 E ELM ST
REDWOOD FALLS, MN 56283



THOMAS GERALD ROTHMEIER
22414 OCEAN AVE
CLEMENTS, MN 56224

KURT & SANDRA SEIFERT
38647 240 ST
MORGAN, MN 56266

BOBBY L & BEVERLY E HOFFBECK
23604 MIDWAY AVE
CLEMENTS, MN 56224

DEREK M MACHOLDA
25106 ST HWY 67
PO BOX 157
MORGAN, MN 56266

THREE LAKES TOWNSHIP BOARD OF SUPERVISORS
% DAVID KALKHOFF, CLERK
25232 MIDWAY AVE
CLEMENTS, MN 56224

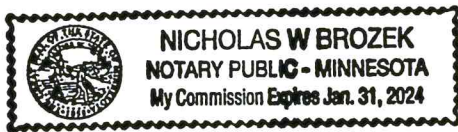
JENNIFER STEPHENS, DAIRY & MEAT INSPECTION
MN DEPT OF AG
625 ROBERT ST NORTH
ST. PAUL, MN 55155

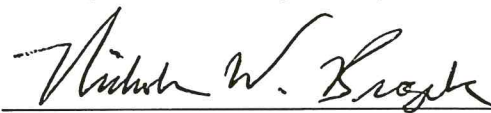
by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 10th day of July, 2019.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 10th day of July, 2019, by Lali Ortega.





Notary Public

AFFIDAVIT OF PUBLICATION

Redwood Gazette

Redwood Falls, Minnesota
State of Minnesota
County of Redwood

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

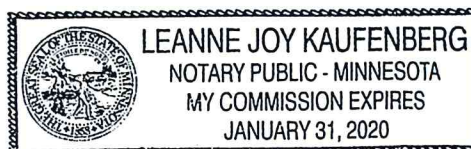
1. I am the general manager of the Redwood Gazette. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those 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: ~~MONDAY~~, the 15th day of JULY, 2019.
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 JULY, 2019.

By: Leanne Kaufenberg
Notary Public



OFFICIAL PUBLICAITON NOTICE OF PUBLIC HEARING

A Conditional Use Permit Application has been filed by David Dauer pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142, for the operation of a custom meat processing business on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

A 4.92 acre tract commencing .80750 feet east of the Southwest corner of the Southwest Quarter (SW1/4), thence east 40 feet, north 737.92 feet, east 117.23 feet, north 558.37 feet, west 353.40 feet, south 538.02 feet, east 177.98 feet, south 736.61 feet to the point of beginning, in Section 25, Township 111 North, Range 35 West, Three Lakes Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 29th day of July, 2019, 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, via email at Environmental@co.redwood.mn.us, or in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: July 9, 2019
Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office
Published in the Redwood Gazette July 15, 2019.

RECEIVED

JUL 22 2019

REDWOOD COUNTY
ENVIRONMENTAL OFFICE

AFFIDAVIT OF PUBLICATION

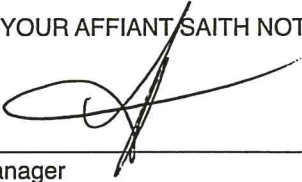
Wabasso Standard

Wabasso, Minnesota
State of Minnesota
County of Redwood


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 17th day of JULY, 2019.
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 17th day of JULY, 2019.

By: 
Notary Public

OFFICIAL PUBLICAITON NOTICE OF PUBLIC HEARING

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Three Lakes Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 29th day of July, 2019; at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

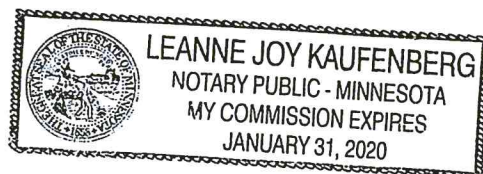
If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: July 9, 2019
Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office
Published in the Wabasso Standard July 17, 2019.

RECEIVED

JUL 22 2019

REDWOOD COUNTY
ENVIRONMENTAL OFFICE



OFFICIAL PUBLICAITON
NOTICE OF
PUBLIC HEARING

A Conditional Use Permit Application has been filed by David Dauer pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142, for the operation of a custom meat processing business on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

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Three Lakes Township.
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DATED: July 9, 2019
Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office

Published in the Standard-Gazette & Messenger July 17, 2019.

Affidavit of Publication

State of Minnesota)
) SS.
County of Renville)

RECEIVED

JUL 22 2019

REDWOOD COUNTY ENVIRONMENTAL OFFICE

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, July 17, 2019

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 17 day of July 2019.

Christine M. Jandl
Notary Public



