

**TO:** Redwood County Planning Commission

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

**DATE:** December 10, 2019

**RE:** Planning Commission Hearing on December 30, 2019



A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 30<sup>th</sup> day of December, 2019, beginning at 1:00 o'clock p.m. at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve one (1) public hearing. A brief summary of the subject matter of the hearings is set forth below.

**1. Public hearing on Application for Conditional Use Permit submitted by Justin Wulf.**

Justin Wulf owns and operates an existing welding shop/piping and mechanical contracting business. He plans to move the business from its previous location in Dovray Township, Murray County, to a building site he purchased in Redwood County.

The building site address is 17889 Bunker Avenue, in Section 27 of Gales Township. It is on the corner of Bunker and 180<sup>th</sup> Street, about six miles north of Walnut Grove.

Wulf will house the business in an existing steel building on the site. The building is 60 feet wide by 120 feet long, and is 26 feet tall. He plans to add a concrete apron on the south side of the building. Additionally, the gravel parking area will be expanded on the south and west sides of the building. There are two additional barn buildings which may someday be used for business storage, if needed in the future.

Wulf plans to add a bathroom to the building, eventually. A holding tank will be installed to collect the sewage. There is not currently a bathroom in the building.

Conditional Uses held open to the public must obtain a Handicapped Accessibility Permit and the site must be inspected and approved by a licensed building inspector.

The site will be accessed via the existing driveway approach off of Bunker Avenue. Wulf also owns the grove of trees across the street from the building site property, on the west side of Bunker.

The three closest third-party dwellings to the proposed business location are as follows: (1) a farm site owned by Dennis Hemish, about 4450 feet west of the site; (2) Clay & Abby Churchill,



about 5500 feet north of the site; and (3) Bruce & Anna Jeanne Flesner, about 6000 feet southwest of the site.

The closest County ditch to the site is JD 9, 575 feet east of the site. There is no county tile near the site.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

**Redwood County Government Center - Environmental Department**

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