



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: December 30, 2019

A meeting of the Redwood County Planning Commission convened on Monday, the 30th day of December, 2019, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mark Madsen, Mike Scheffler, Mike Kaufenberg, DaVonna Zeug, and Commissioner Dave Forkrud. Jeff Huseby was absent. Also present were the following individuals: Justin Wulf, Bruce Flesner, Donald E Johnson, Environmental Director Scott Wold, Land Use & Zoning Supervisor Nick Brozek, and Administrative Assistant Lali Ortega.

At 1:00 p.m. the regularly scheduled December 30th, 2019 Redwood County Planning Commission meeting was called to order by Chair Madsen.

Chair Madsen had Brozek read aloud the rules and procedures of the meeting.

At 1:02 p.m. Chair Madsen called to order a public hearing on Conditional Use Permit #16-19, submitted by Justin Wulf.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the matter:

1. 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.
2. The building site address is 17889 Bunker Avenue, in Section 27 of Gales Township. It is on the corner of Bunker and 180th Street, about six miles north of Walnut Grove.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. The closest County ditch to the site is JD 9, 575 feet east of the site. There is no county tile near the site.
9. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Justin Wulf was present at the meeting to explain the project. He made the following statements to the Commission:

- Wulf plans to finish the interior of an existing shed on his property (formerly owned by Terry Flesner), and move his welding business into it.
- Wulf established his business in Murray County. He moved from there to his current residence in Redwood County in October.
- The business operates primarily on an "on-call" basis. 60% of the business involves Wulf travelling to jobs off-site. 40% will involve work in the shop building.
- Hours of operation will be weekdays from 7 or 8 am till 5 pm.
- Waste is removed from the site by contract with Southwest Sanitation. Scrap metal is hauled to the scrap yard near Sanborn.

The Planning Commissioners had the following comments and questions for the applicant:

- Are all the necessary utilities and other facilities already on site?
- Will the site be handicapped accessible?

The applicant responded to the Planning Commissioners' comments and questions as follows:

- The building is already there. Wulf plans to add a ceiling, insulation, a bathroom, and overhead doors.
- Wulf discussed the handicapped accessibility requirements with Brozek. Wulf understands the doors will need to be 36" wide and bathroom must be accessible.

Chair Madsen asked if there was anyone present who wanted to speak in support of the project. The following individuals made statements:

- Bruce Flesner made the following statements:
 - o Has been on the project site many times [Bruce is Terry Flesner's brother].
 - o Flesner is happy to see young people move into the neighborhood.
- Donald Johnson made the following statements:
 - o Johnson lives on a quarter of land in the same section as Wulf's site.
 - o Johnson is glad to have Wulf there.
 - o Johnson has one concern about the project, concerning the township roads. It is three miles by narrow gravel township roads from the Wulf site to a tar road.

Chair Madsen then asked if anyone present wanted to speak in opposition to the project. No one came forward.

Wulf provided the following responses to the public comments:

- The gravel road to the west of the site is in tough shape. The road north is better, but is fairly narrow.
- Right now, the business consists of Wulf and one part-time helper who is enrolled in college.

- The business gets a couple delivery trucks each week, at the most. The business is not a manufacturing site, so does not order a large amount of material.
- Wulf has a pickup truck and trailer that he hauls material and equipment in, when necessary. He does not have a larger truck at this time.
- Wulf is prepared to plow the township roads so he can reach the tar, if needed in winter.

Scheffler stated that his business gets regular delivery trucks, and is on a gravel township road. Scheffler plows his road out regularly in the winter months.

Zeug recommended that Wulf contact the Township Board about his business so they are aware it is there.

Brozek stated that some townships are particular about how roads get plowed, so Wulf should talk to them about that.

Chair Madsen closed the public hearing at 1:09 p.m.

The Planning Commission discussed the findings of fact (attached to permit).

Zeug made a motion to recommend approval of permit #16-19, subject to the conditions recommended by staff.

Kaufenberg seconded the motion and it passed unanimously.

Wold noted that the next Board of Commissioners meeting will be on January 7th. Brozek explained that he will present the Planning Commission's recommendation from this meeting to the Board of Commissioners at that time.

The Commissioners reviewed and discussed the minutes from the November 25th Planning Commission meeting. On a motion by Zeug seconded by Forkrud the minutes from the November 25th Planning Commission meeting were unanimously approved as presented.

The Commissioners reviewed proposed new Conditional Use Permit Factors and Findings Worksheet prepared by staff and directed staff to include the changes in proposed annual ordinance amendments.

On a motion by Zeug, seconded by Forkrud, the meeting was adjourned at 1:25 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Mark Madsen, Chair
Redwood County Planning Commission