

TO: Redwood County Planning Commission

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

DATE: July 17, 2020

RE: Planning Commission Hearing on July 27, 2020



A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 27th day of July, 2020, beginning at 1:00 o'clock p.m. in the MN West Learning Center at the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve three (3) public hearings. A brief summary of the subject matter of the hearings is set forth below.

1. Public hearing on Application for Rezoning submitted by Tim Wertish/Redwood Auto Sales.

Tim Wertish is requesting to rezone property from "A" Agricultural to "B-1" Highway Service Business District. The property to be rezoned is a 5-acre parcel (tax ID #63-012-1100) located east of US Hwy 71, ¼ of a mile south of the City of Redwood Falls. The property is located on the corner of the US Hwy 71 right-of-way and 327th Street. The property is accessed from 327th Street.

Currently, Mr. Wertish stores a large number of older and collectible cars and trucks on the property, which is a former rural dwelling/farm site. Such storage is a permitted use in the B-1 District. However, if rezoning to B-1 is approved, Mr. Wertish, or any subsequent owner, could then undertake any of the uses permitted in B-1.

Existing trees and shrubs that were part of the dwelling site grove and field windbreak partially screen the property from the public roads.

A number of the properties adjacent to Wertish's property are already zoned B-1 or I-1 Industry District. This includes the properties on the north side of 327th Street, and part of the property on the west side of US Hwy 71.

County Ditch 52 open ditch is located about 200 feet from the southeast corner of Wertish's property. There is no public drainage tile located on the property.

Neighboring property uses include commercial, industrial, and farm businesses, agricultural fields, and personal dwellings.

The three closest residences to the property proposed to be rezoned are:
1) a dwelling located at 32746 US Hwy 71, 350 feet west of the property;
2) a dwelling located at 33295 327th Street, 450 feet northwest of the property; and 3) a dwelling located at 32843 Us Hwy 71, 660 feet north of the property.



2. Public hearing on Application for Conditional Use Permit submitted by Jason Behrendt.

Jason Behrendt is proposing to operate a livestock carcass transfer station and truck parking facility on a former farm building site on the corner of County Hwy 6 and 310th Street, in section 24 of Sheridan Township.

Mr. Behrendt's company picks up and hauls carcasses for rendering. The trucks that drop off the carcasses at the rendering plants cannot also be used to pick up livestock from farms. Consequently, Behrendt needs a place to transfer carcasses between trucks.

The proposed transfer facility site is located in the Agricultural District. Redwood County Code of Ordinance Section 153.142(A)(30) states that "transfer stations" are a conditional use in the Agricultural District. Consequently, Mr. Behrendt was asked to apply for a Conditional Use Permit.

Mr. Behrendt has already poured a 50' x 60' concrete slab with 6' tall cement side walls. The pad is sloped 6" down toward the back to prevent rainwater run-off. Per an email from Courtney Wheeler, Senior Veterinarian at the Minnesota Board of Animal Health, this meets the state rules regarding livestock carcass disposal and transportation. The email states that the site meets the requirements of Minnesota Rule 1721.0730 and is "at least 200 yards from any adjacent premises or water supply well." Carcasses are required to be picked up within 72 hours.

Mr. Behrendt's plan is to dump deadstock straight trucks onto the slab and load the carcasses onto semi-trailers using a pay loader. He estimates that they will load 1 or 2 semi-trailers per day, 4 to 5 days per week. The product being handled is whole carcasses off farms (hogs and cattle). There will be no animal parts or slaughter plant bi-products on the site. The longest the carcasses will be left on the slab will be a couple of hours.

There are two neighboring residences within ½ of a mile of the site. They are as follows: Jeff Potter, 28055 310th Street, about 750 feet northeast of the site; and a residence owned by Ramona Potter, 31012 County Hwy 6, about 890 north of the site.

A county drain tile, a branch of Judicial Ditch 6, is located north of the site. The tile (8") starts about 875 feet west of the site and bends north, across 310th Street, where it increases to 10". It then comes back under 310th before crossing underneath County Hwy 6 in the northeast corner of Behrendt's property. The tile is about 300' away from the proposed transfer facility at its closest point. The tile eventually drains into an unnamed stream, which empties into the Redwood River,

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about 1 mile northeast of the site.

The site has two access points from County Hwy 6.

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



3. Public hearing on Application for Conditional Use Permit submitted by Tyler Domeier.

Tyler Domeier is proposing to operate a dog training kennel on an existing rural dwelling site located at 32988 River Road, Redwood Falls. The dogs will be boarded at the site during the course of their training. Mr. Domeier plans to have 8 to 15 dogs on the site at any given time.

The property is located in the Agricultural District. Redwood County Code of Ordinances Section 153.142(A)(2) states that "any private or commercial dog kennel" is a conditional use in the Agricultural District. Section 153.007(B) defines a "kennel" as "a place where three or more of any single type of domestic animals, over four months in age, are boarded, bred, or offered for sale." Consequently, Mr. Domeier was required to apply for a Conditional Use Permit. The property is currently owned by James and Amber Tisue. James Tisue signed the CUP application as the landowner.

The buildings on the property include a house with attached garage, and some other outbuildings. Domeier plans to use the attached garage as the boarding area. The garage is insulated and has heat and AC.

Mr. Domeier plans to fence in a large outdoor area behind the garage for use as an outdoor run for the dogs. Also, he wants to use a field along River Road as a training area. Additional training will take place off site, on public lands.

The dogs will be kept in modular, prefabricated kennel stalls in the garage. The stalls have locking doors, open-air design, and built-in drain system. The stalls will be cleaned daily either into the septic system, or field applied per agronomic rates. Dogs will only be taken outside the enclosure for training one at a time and will always be under the direct control of the trainer.

The three nearest rural dwellings to the project site are as follows: (1) Zachary Lundberg, 32785 River Road, about 1700 feet north of the site; (2) Ramona Larsen, 32644 River Road, about 2000 feet northwest of the site; and (3) Jared Amberg, 32557 County Hwy 25, about 2600 feet southwest of the site.

There is no county drainage tile or open ditch near the site.

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

