



www.co.redwood.mn.us

### Application for Conditional Use Permit

Permit #: 6-20 Date: 7/6/20

**Location of Proposed Use:**

Address: 32988 River Road City: Redwood Falls State: MN Zip: 56283  
House # Street Name  
Parcel #: 52-024-1088 Township: Delhi Section: 24 Twp #: 113 Range: 36

**Legal Description:**

TR IN E 1/2 NE 1/4 COM AT SE COR NE 1/4, S.A

**Information about the Site:**

Zoning District: Residential Non-taxed

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

The building is a garage that is fully insulated, heated and AC.  
Operate dog training/boarding kennel. 8-15 dogs to start out with. May expand in future.

**Building Size:** (Please enter dimensions in feet)

Width: 30 Length: 32 Diameter: \_\_\_\_\_ Total Height: 14

**Setbacks:** (Please enter in feet)

Side Yard Setback: 25 Direction: SOUTH  
Side Yard Setback: 70 Direction: NORTH  
Rear Yard Setback: 700 Direction: WEST

Road Type: TOWNSHIP Setback from the Right-of-Way: 190

Right-of-Way Width from Centerline 33 ft

**Type of Sewer System:**

Septic

**Drainage Plan:**

Self draining kennels into <sup>existing</sup> septic/wet vac/pumped

**Other Information:**

[Empty box for other information]

**Applicant Information:**

First Name: Tyler Last Name: Domicer  
 Business Name: River Bottom Dog Training  
 Address: 213 W. Middle St. City: Redwood Falls State: MN Zip: 56283  
 Home Phone: - Cell Phone: 507-640-0143 Email: domicer.tyler@gmail.com  
River bottom dog training@gmail.com

**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 applicant)

First Name: James Last Name: Tisue  
 Address: 3325p River Road City: Redwood Falls State: MN Zip: 56283  
 HomePhone: - CellPhone: 640-0376 Email: Jtisue@gmail.com

I affirm that the foregoing 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: [Signature] Date: 7-6-20

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

Permit Fee: \$700.00 Receipt #: 217052 Date Approved: \_\_\_\_\_

Application Received: 7/6/20

**Commission Action:** Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
**County Board Action:** Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_



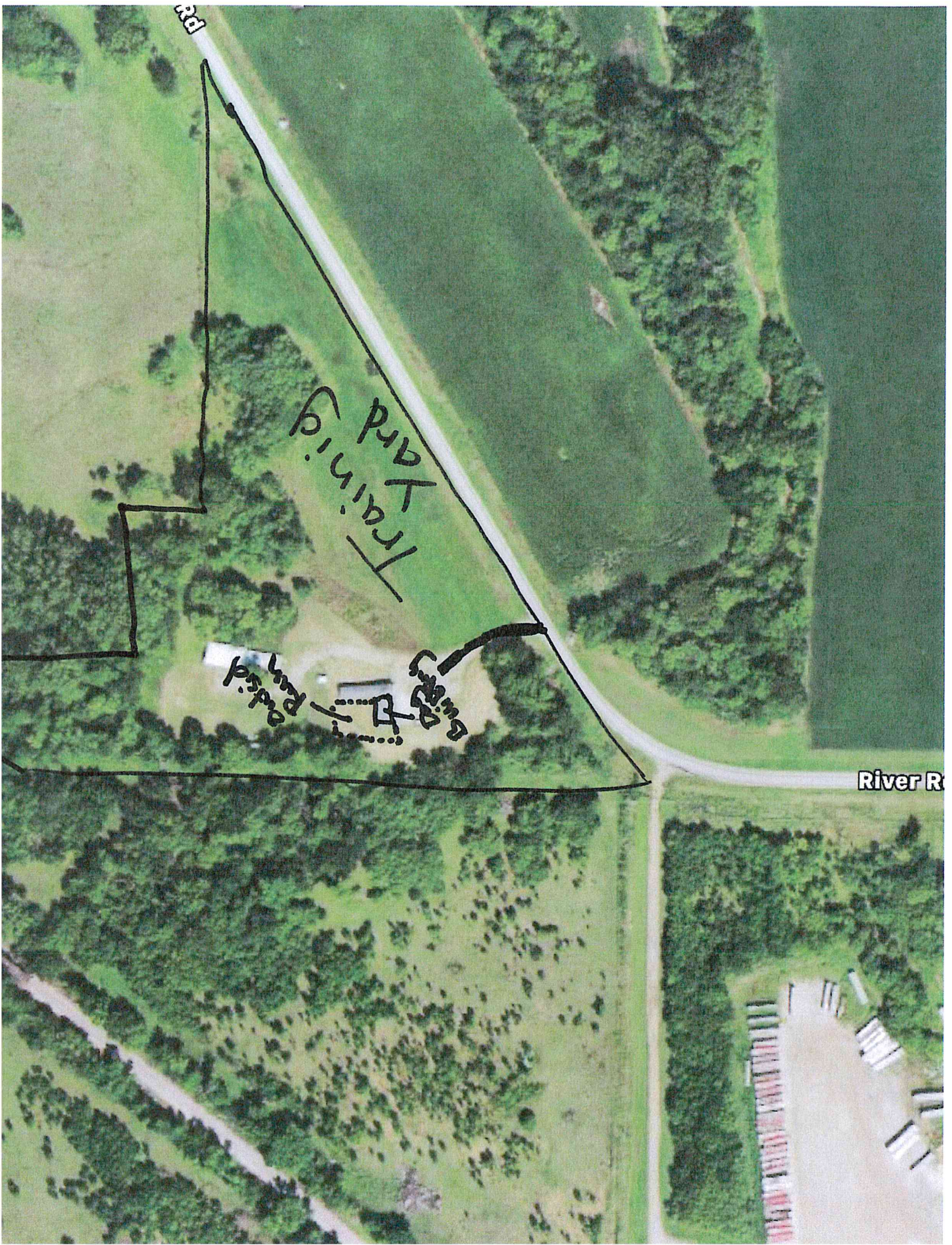
Rd

Training Pond

Old Pond

Old Pond

River Rd









# Quick N' Clean

## KENNEL POD

- 🐾 Built In Drain System
- 🐾 Shop Vacuum Quick Connect
- 🐾 Raised Flooring
- 🐾 7' Tall Walk In Kennel
- 🐾 Fast & Easy to clean
- 🐾 Locking Casters
- 🐾 Modular Design
- 🐾 Galvanized / Powder Coated

SHOP NOW



# Quick N' Clean

## PRO STALLS

- 🐾 Built In Drain System
- 🐾 Shop Vacuum Quick Connect
- 🐾 Raised Flooring
- 🐾 Anti Fight Panels Included
- 🐾 Fast & Easy to clean
- 🐾 Open Air Design
- 🐾 Modular Design
- 🐾 Fully Galvanized





- Dimensions 150"W X 92"1/2"T X 78"D
- Single Unit Inside Dimensions 48"W X 84"T X 22"D
- Shop Vacuum Quick Connect
- Raised Flooring
- Fast & Easy to clean
- Locking Casters
- Modular Design
- Galvanized / Powder Coated
- 7' Tall Walk In Kennel

If you're like me, the chore that you dread the most is cleaning kennels. It can be messy, unpleasant and time consuming, for you or your employees. We would like to show you a kennel that changes all of that: "The K9 Quick 'N'

sewer.

After cleaning the kennels, simply disconnect the vacuum and dump it down the drain, or use the optional pump to raise the liquid up to a sewer drain. The pump can even raise the liquid up to the next floor.

The great thing About Quick 'N' Clean Kennels is, they are affordable, while providing **top end quality and features**. All Quick N Clean kennels come with removable raised flooring to keep the dog out of any liquid and provide a far more comfortable surface.

Other standard features include:

- 7' tall allowing you to walk inside without stooping down,
- and lockable casters for easily moving the units.

These walk-in pods are super strong and made for people to walk on. They are made from galvanized sheet metal or optional Stainless steel. And, they feature powder coated or stainless-steel doors.

The walk-in pod Quick 'N' Clean units can be connected together creating as many units as needed.

Also, Quick 'N' Clean units are transportable and expandable so if you move to a new location or need additional kenneling units. that can be done very easily.

- K9 Kennel Cleaner disinfectant that kills 99.9% of all viruses bacteria and fungus.
- scrub brush, which is recommended to agitate the surface for a thorough cleaning.
- squeegee, to dry the cage quickly for quick turnaround time.
- ramp, to facilitate access to the upper kennel.
- Black or colored plastic siding.
- Dog cot
- And kennel turf

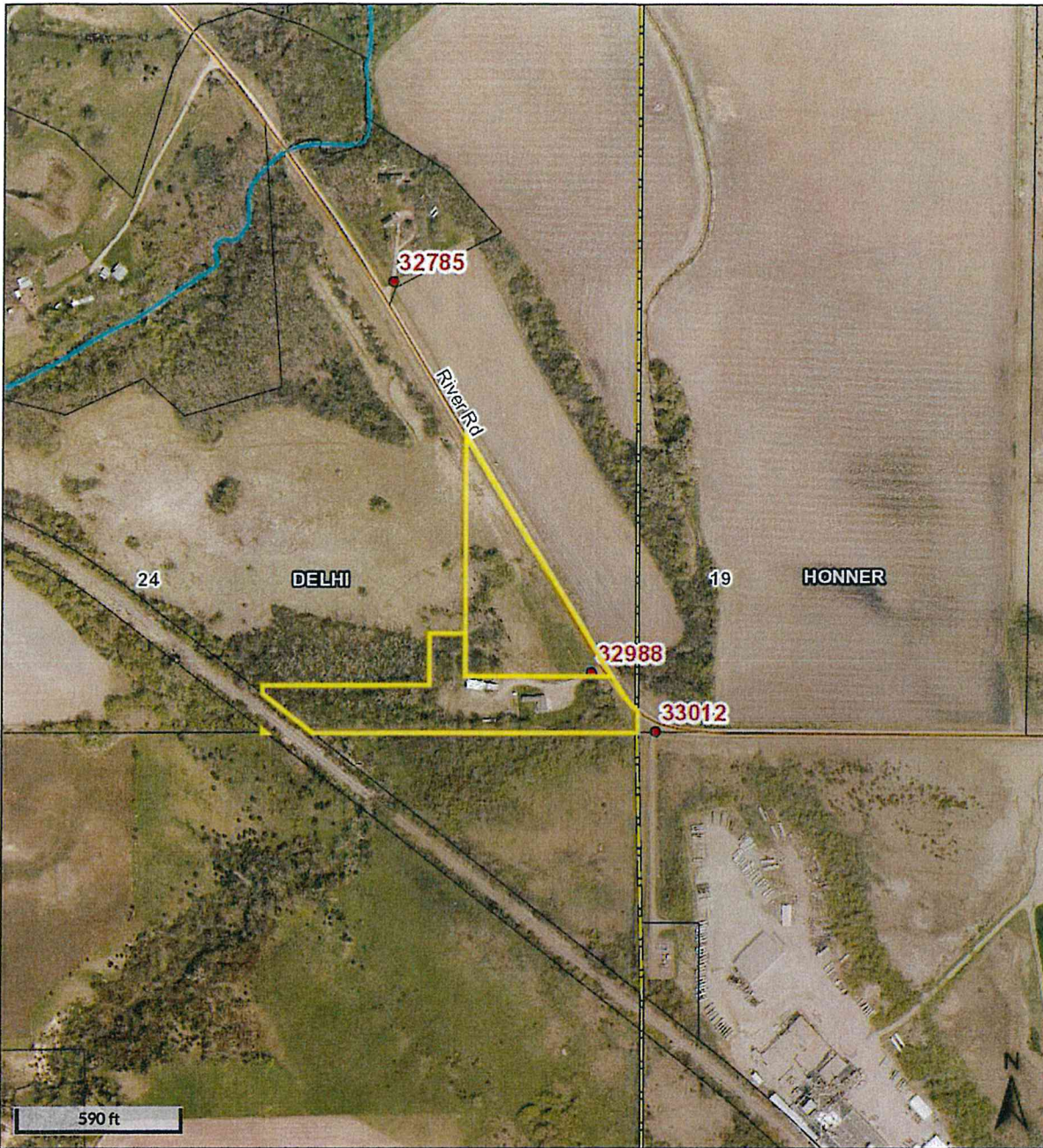
The walk-in pod units are compatible with other sizes of Quick 'N' Clean models Such as the double stack and cage banks. They measure six feet deep, four feet wide, and seven feet tall. The plumbing measures 4" off the back wall and comes with a quick-connect sewer line.

K9 kennels cleaning protocol can be found on the information cleaning page. This will show you the correct method for cleaning a kennel.

So free yourself from the most undesirable job of cleaning



















DOMEIER



Overview



Legend

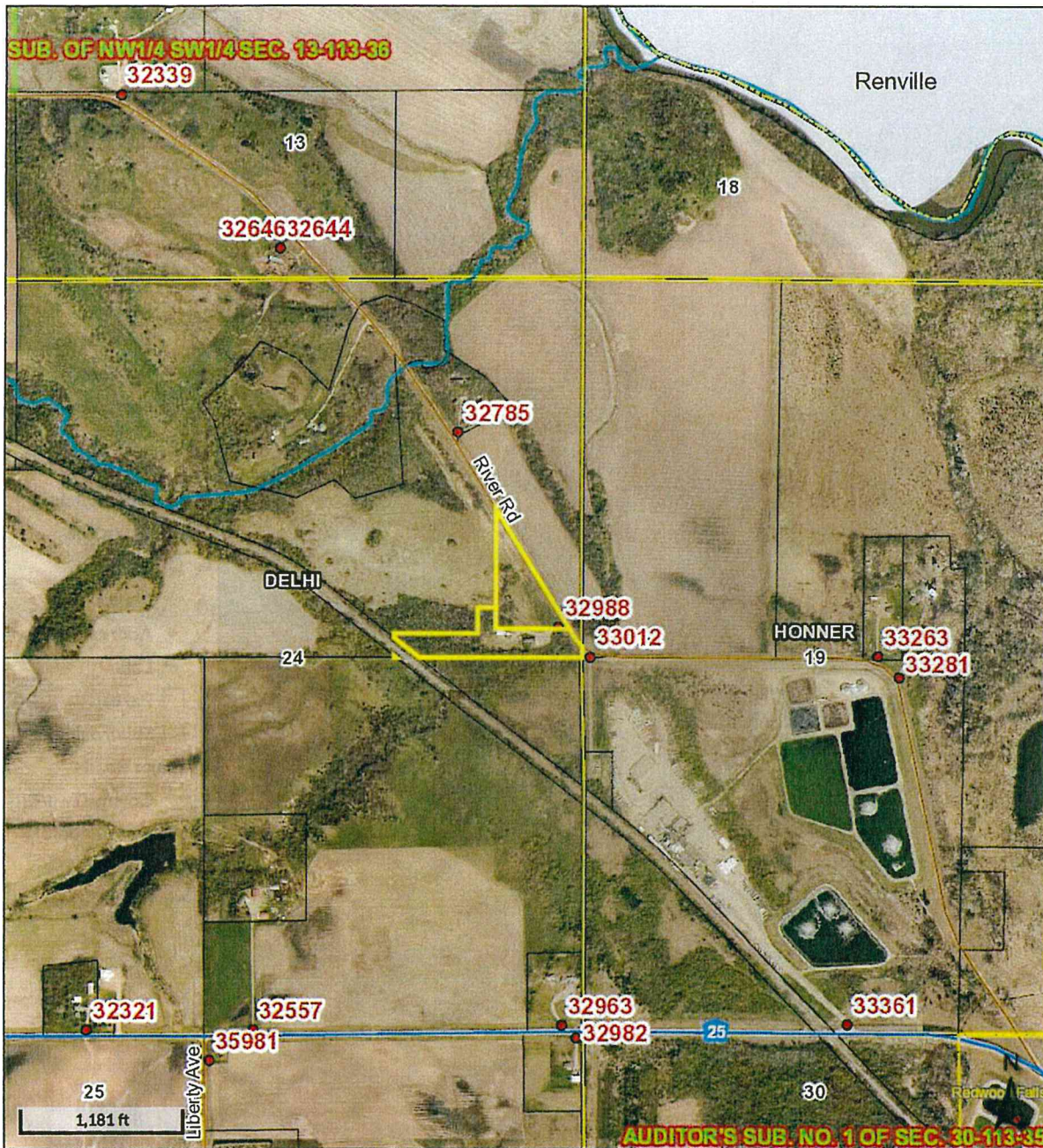
-  Municipal Boundaries
-  Sections
-  Surrounding Counties
-  Townships
-  Open Ditch
-  Drain Tile
-  Lakes
-  Rivers
-  Address Points
-  Lots
-  Parcels
-  Subdivisions
- Major Roads
  -  County/Twp/City
  -  State/Federal
  -  County
  -  Minor Roads

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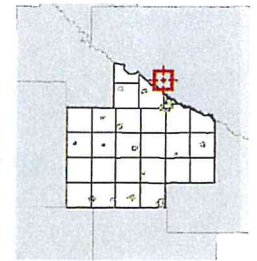
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GEOSPATIAL



*DOMEIER SITE*



Overview



Legend

- Municipal Boundaries
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- Rivers
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Developed by Schneider  
 GEOSPATIAL



**Conditions for Permit No. 6-20 (Tyler Domeier – dog training kennel)**

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. 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 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.
4. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
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. Dogs must be under the direct control of the trainer whenever they are outside of the enclosed areas.
8. Dogs must be fed at least once per day with clean, wholesome food sufficient to meet the normal daily nutritive requirements for the dog's age, size, and condition. Feed standards must be those recommended by the National Research Council. All feeding and watering receptacles must be kept clean and sanitary.
9. Clean potable water must be made available to all dogs at least twice daily for periods of not less than one hour.
10. Each dog must be identified with a numbered tag affixed to the neck by means of a collar, identification attached to the cage.
11. The following records on each dog must be kept for a minimum of 2 years:
  - a. The date of acquisition and disposition
  - b. The name and address of the person from whom the dog was received
  - c. The identification of each dog confined on the premises
  - d. Description of the dog by approximate age, breed, and sex
12. Care shall be taken to prevent excessive barking.
13. Dogs shall not be bred on the site.



14. 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**

PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

*Planning & Zoning • Parks & Trails • GIS  
Aquatic Invasive Species • Septic Inspector  
Drainage Inspector • Agricultural Inspector*

**REDWOOD COUNTY PLANNING COMMISSION  
Tyler Domeier – dog training kennel  
Conditional Use Permit Application #6-20  
July 27, 2020**

**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) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents??

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- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

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3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

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4) What infrastructure is needed to support the proposed use and how will it be provided?

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5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_



**TO:** Whom It May Concern

**FROM:** Nick Brozek <sup>AB</sup>  
Land Use and Zoning Supervisor  
Redwood County Environmental Office

**COPY**



**DATE:** July 16, 2020

**RE:** Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Tyler Domeier, (James & Amber Tissue, landowner), pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142(A)(2). Mr. Domeier is proposing to operate a dog training and boarding kennel on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

Tract in the East Half of the Northeast Quarter (E1/2 NE1/4) commencing at the southeast corner of the Northeast Quarter (NE1/4), containing 5 acres, more or less, AND Part of the East Half of the Northeast Quarter (E1/2 NE1/4) southwest of the township road, containing 5.01 acres more or less, in Section 24, Township 113 North, Range 36 West, Delhi Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 27<sup>th</sup> day of July, 2020, 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 of the 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](mailto:Environmental@co.redwood.mn.us), or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Tyler Domeier (w/encl.)

Redwood County Government Center - Environmental Department

P.O. Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us





## NOTICE OF PUBLIC HEARING

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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](mailto:Environmental@co.redwood.mn.us), or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: July 9, 2020

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