



Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 8-20 Date: 8/24/2020

Location of Proposed Use:

Address: 10491 Camp Ave City: Walnut Grove State: MN Zip: 56180
House # Street Name

Parcel #: 66-035-2040 Township: Springdale Section: 35 Twp #: T-109-N Range: R-39-W

Legal Description:

S3/4 S1/2 NW1/4, 60.A M/L

Information about the Site:

Zoning District: Agricultural

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

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

Plan to open a butcher shop and process predominately cattle. Will offer sale to the public, but not general retail to the public. Sell beef by full, 1/2, 1/4. Plans to compost waste water. Planning to use new structure which will be 32'x48' with 12' sidewall. Concrete floor.

Building Size: (Please enter dimensions in feet)

Width: 32 Length: 48 Diameter: _____ Total Height: 12

Setbacks: (Please enter in feet)

Side Yard Setback: 500+ Direction: North

Side Yard Setback: 50 Direction: South

Rear Yard Setback: 500+ Direction: East

Road Type: Township Setback from the Right-of-Way: 200

Setback from the center of the road ~~33~~ 100 ft

Type of Sewer System:

holding tank - planned

Drainage Plan:

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Dave **Last Name:** Freeburg

Business Name: _____

Address: 10491 Camp Ave **City:** Walnut Grove **State:** MN **Zip:** 56180

Home Phone: _____ **Cell Phone:** (507) 829-1599 **Email:** dlfreeburg@mvtwireless.

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: _____ **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 *David Freeburg* **Date:** 8-24-2020

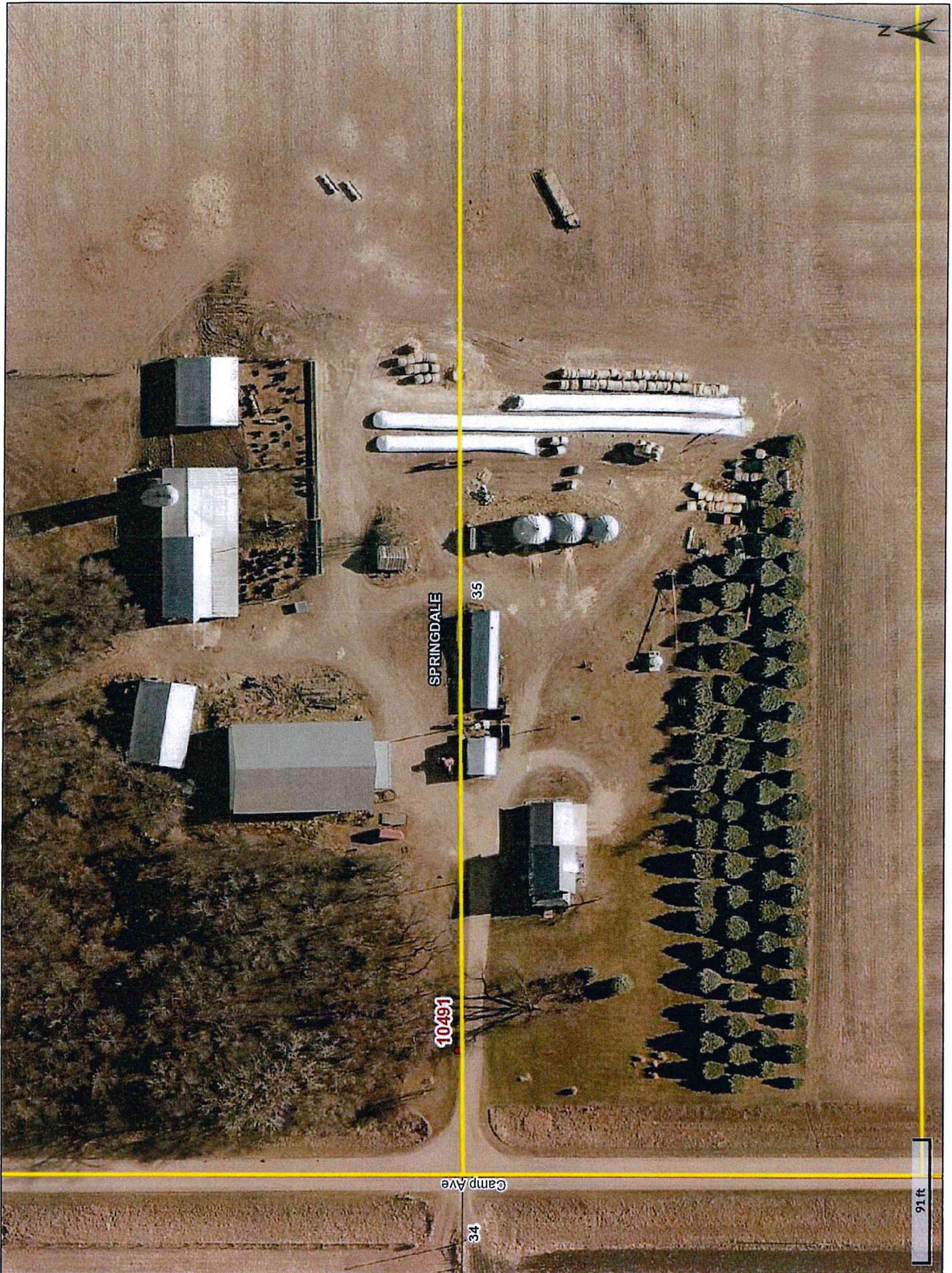
Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 **Receipt #:** 217093 **Date Approved:** _____

Application Received: 8/24/20

<u>Commission Action:</u>		<u>County Board Action</u>	
Approved: _____	Date: _____	Approved: _____	Date: _____
Disapproved: _____	Date: _____	Disapproved: _____	Date: _____

FREEBURG SITE MAP



10491

10491

34

35

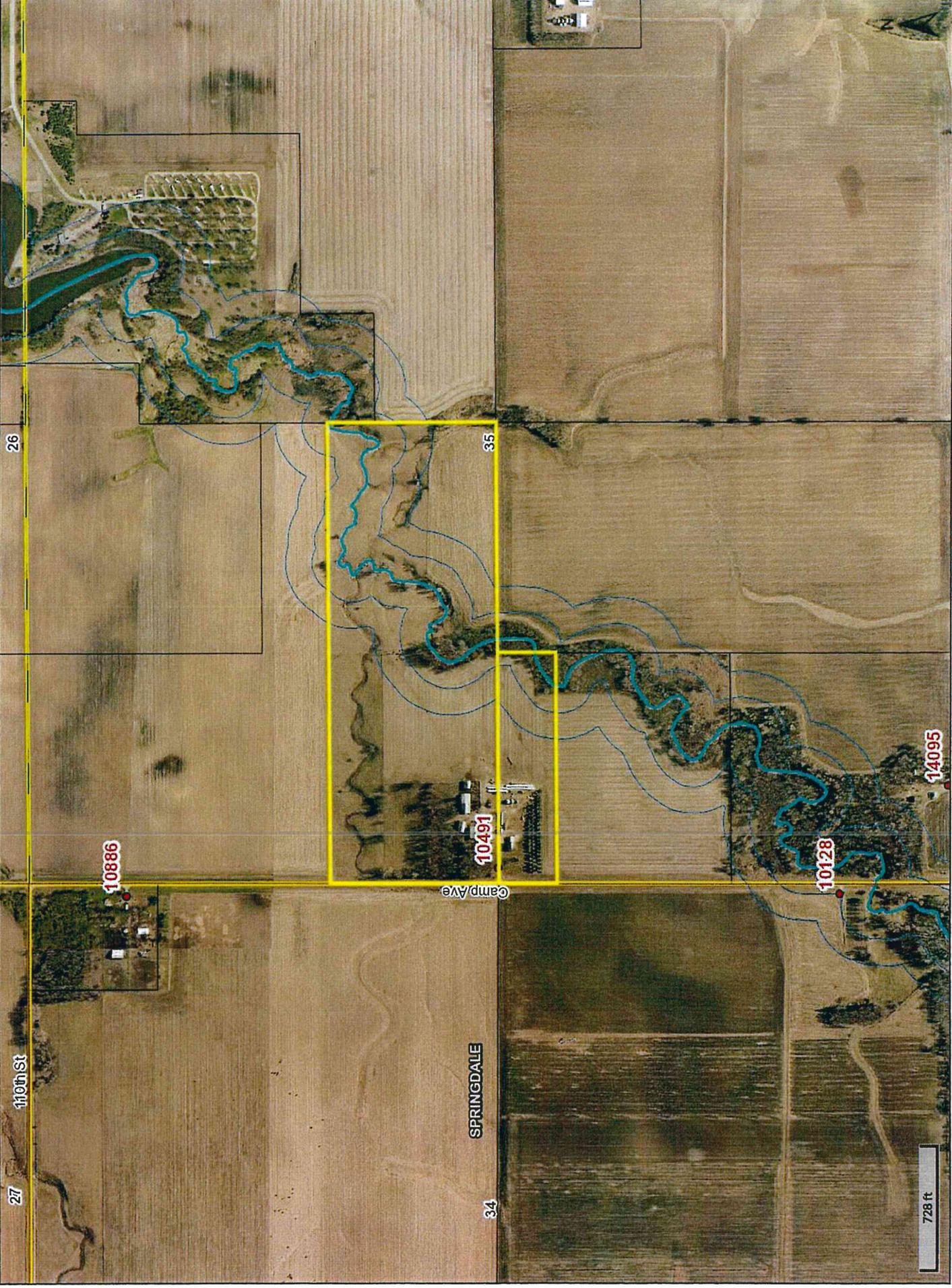
Camp Ave

Springdale

91 ft



FREEBURG AREA MAP



Conditions for Conditional Use Permit No. 8-20 (David Freeburg)

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 125 animal units (as defined in the Redwood County Code of Ordinances) 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 Freeburg – Custom butcher
Conditional Use Permit Application #8-20
September 28, 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??

- 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?

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?

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

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

NAME: _____

DATE: _____

TO: Whom It May Concern

FROM: Nick Brozek ^{AB}
Land Use and Zoning Supervisor
Redwood County Environmental Office

COPY



DATE: September 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 David Freeburg, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.445 and 153.142(A)(10). Mr. Freeburg is proposing to operate a custom butcher shop on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The south three quarters of the south half of the Northwest Quarter (S3/4 S1/2 NW1/4) AND the North 20 rods of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), in Section 35, Township 109 North, Range 39 West, Springdale 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 28th day of September, 2020, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

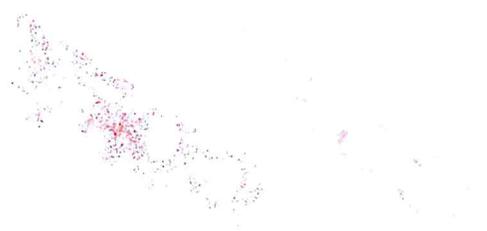
Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number 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, 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: David Freeburg (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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DATED: September 14, 2020

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

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for a Conditional Use Permit* submitted by David Freeburg; Permit Application No. 8-20

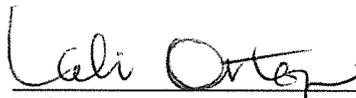
I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

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

was duly served upon:

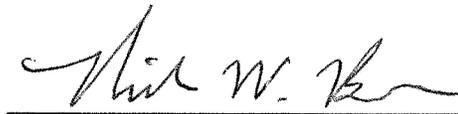
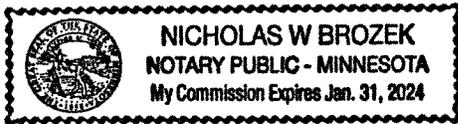
SEE ATTACHED

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 17th day of September, 2020.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 17th day of September, 2020, by Lali Ortega.



Notary Public

Parcel ID	Owner	c/o	Address	City	State	ZIP
660353040	LARSEN FAMILY LIVING TRUST		700 CLARK ST	WALNUT GROVE	MN	56180
660353060	DAVID FREEBURG ETAL		10491 CAMP AVE	WALNUT GROVE	MN	56180
660353020	SHARON F LARSEN TRUST		100 MAPLE ST S	BALATON	MN	56115
660354020	JOHN A SCHMIDT		10416 CROWN AVE	WALNUT GROVE	MN	56180
660352020	MURIEL FREEBURG KUCKLER LT	% MURIEL FREEBURG KUCKLER	8403 BAKER ST	OMAHA	NE	68122
660264020	DAWN & KENNETH BASS		11139 CAMP AVE	WALNUT GROVE	MN	56180
660263040	REDWOOD COUNTY		PO BOX 130	REDWOOD FALLS	MN	56283
660351020	FAGEN FARMS LLP		PO BOX D	GRANITE FALLS	MN	56241
660341020	CHAD & MICHELE FREEBURG ETAL		10886 CAMP AVE	WALNUT GROVE	MN	56180
660274040	JOHN DAVIS		5370 W SARAGOSA	CHANDLER	AZ	85226
90030060	JANICE D CARTER TRUSTEE		411 ORCHARD LN	TRACY	MN	56175
	JEAN CHRISTOFFELS, ZONING ADMINISTRATOR		2500 28TH ST	SLAYTON	MN	56172
	CITY OF WALNUT GROVE	% PAULA MCGARVEY, CLERK	PO BOX 335	WALNUT GROVE	MN	56180
	SPRINGDALE TOWNSHIP BOARD OF SUPERVISORS	% MERNA S MALMBERG, CLERK	11834 BUNKER AVE	WALNUT GROVE	MN	56180