



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 BOARD OF ADJUSTMENT

MINUTES

Meeting Date: May 21, 2020

A meeting of the Redwood County Board of Adjustment convened on Thursday, the 21st day of May, 2020. The meeting consisted of one public hearing. The meeting was convened at 21844 Ocean Avenue, Clements. The following Board of Adjustment members were present: John Rohlik, Dan Tauer, and John Schueller. The following individuals were also present: Adam Goldade, and Redwood County Land Use & Zoning Supervisor Nick Brozek.

Due to Governor Walz's emergency declaration, in connection with the spread of the COVID-19 virus, the usual practice of passing around an attendance sheet was not done. Instead Brozek asked each attendee to state their name, and wrote it down in his notes of the meeting.

At 8:35 a.m., the meeting was called to order by Chair John Rohlik.

Chair Rohlik opened a public hearing on an *Application for Variance*, Permit Application No. 3-20v, submitted by Adam Goldade. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided an informational packet which included the following information regarding the *Application for Variance*:

1. A public hearing will be held on May 21, 2020, at 8:30 a.m. regarding an Application for Variance filed by Adam Goldade, landowner, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.026 and 153.244, to the required setback from the public road right-of-way set forth in Redwood County Code of Ordinances, Title XV, Section 153.144.
2. Mr. Goldade is seeking to construct a new grain bin in a line of existing grain bins. The bin will measure 48 feet in diameter and will be 38.25 feet tall to the top of the roof. The bin walls will be 23.5 feet tall. The concrete pad the bin will be constructed on will be 50 feet in diameter.
3. This new bin will be the fourth bin in a line of four 48' diameter bins. It will be the closest of the bins in this line to the road. At its closest point to the road, the bin will be 89 feet from the centerline of Ocean Avenue. The concrete pad will be a foot or two closer yet. Mr. Goldade is requesting a variance allowing construction of the bin and pad 87 feet from the centerline. Alternatively stated, Goldade is requesting a variance of 13 feet from the required 67' setback from the edge of the right-of-way. Ocean Avenue is a 66 foot wide township road, with 33 feet of right-of-way lying on either side of the center line of the road.
4. A cluster of bins north of the line of four include bins closer to the road than the proposed new bin. Two existing 36' bins are 67' and 77' from the centerline of Ocean Avenue. These two bins

were constructed before the setback was required. Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

Adam Goldade was present to explain the project. He made the following statements about the application:

- He wants to build a bin in line with the three existing bins.
- The new bin will be the same size as the existing bins.
- The proposed bin site is flagged, to demonstrate to the Board where it will sit.
- It will be 89 feet from the edge of the bin to the center line of Ocean Avenue.
- He is requesting a variance down to an 87' setback from the center line, to allow a little buffer.

The Board of Adjustment members had the following comments and questions:

- The line of bins that Goldade wants to add to are not the only bins on the site. Smaller, older bins are located to the north on the opposite side of the driveway. How close are these old bins to the road?
- If Goldade wants to expand the site in the future (build more bins) where does he plan to build them?

Goldade made the following responses to the Board's comments:

- Two of the older bins do not meet the building setback – one is 67 feet from the center line and another is 77 feet from the center line (100 is required).
- Any future expansion of the site will be to the west, away from the road.

Brozek stated that the older smaller bins not meeting the setbacks were constructed prior to the setback requirement going into effect, and are therefore “grandfathered” in (allowable as they are).

No members of the public appeared in support of or in opposition to the variance.

Chair Rohlik closed the public hearing at 8:38 a.m.

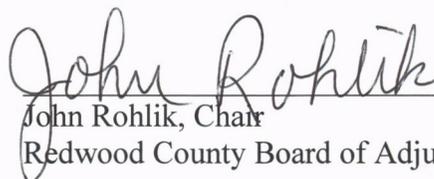
On a motion by Schueller, seconded by Tauer, the variance was approved by unanimous vote.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 8th day of April, 2020. On a motion made by Tauer and seconded by Schueller, it was moved and passed unanimously that said minutes be approved as presented.

The meeting was then adjourned.



Nick Brozek, Land Use and Zoning Supervisor
Redwood County Environmental Office



John Rohlik, Chair
Redwood County Board of Adjustment