



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 1-21

Date: 1/26/21

Location of Proposed Use:

Address: 32959 235th St. City: Webasso State: MN Zip: 56293
House # Street Name

Parcel #: 60-026-1080 Township: New Aron Section: ~~26~~ 26 Twp #: T-111-N Range: R-36-W

Legal Description:

See attached document

Information about the Site:

Zoning District: Agriculture

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

Existing structures - 2-61' diameter grain bins; 1-80.5' diameter grain bin; 1-4700 BPH dryer; Related grain legs + conveying equipment; 1.5 million bushel ground piling site. Existing grain bins hold 865,000 bushels.
New construction - 1-90' diameter grain bin and conveying equipment. This bin will hold 515,000 bushels.
This site is a grain elevator.

Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: 100' Total Height: 117'

Setbacks: (Please enter in feet)

Side Yard Setback: 420' Direction: S

Side Yard Setback: 440' Direction: N

Rear Yard Setback: 565' Direction: W

Road Type: State Hwy 71 Setback from the Right-of-Way: 130'

Right-of-Way Width from Centerline 75 ft

Type of Sewer System:

NA

Drainage Plan:

Run off pond already constructed

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Craig Last Name: Hebrink
Business Name: Farmward Cooperative
Address: 711 Front St. City: Morgan State: MN Zip: 56266
Home Phone: 507-249-3196 Cell Phone: 320-894-8796 Email: chebrink@farmward.net

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: Farmward Cooperative Last Name: _____
Address: 711 Front St. City: Morgan State: MN Zip: 56266
Home Phone: 507-249-3196 Cell Phone: _____ Email: chebrink@farmward.net

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 Craig Hebrink Date: 1-22-21

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

Permit Fee: \$700.00 Receipt #: 217168 Date Approved: _____

Application Received: 1/26/21

Commission Action: _____ County Board Action: _____
Approved: _____ Date: _____ Approved: _____ Date: _____
Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

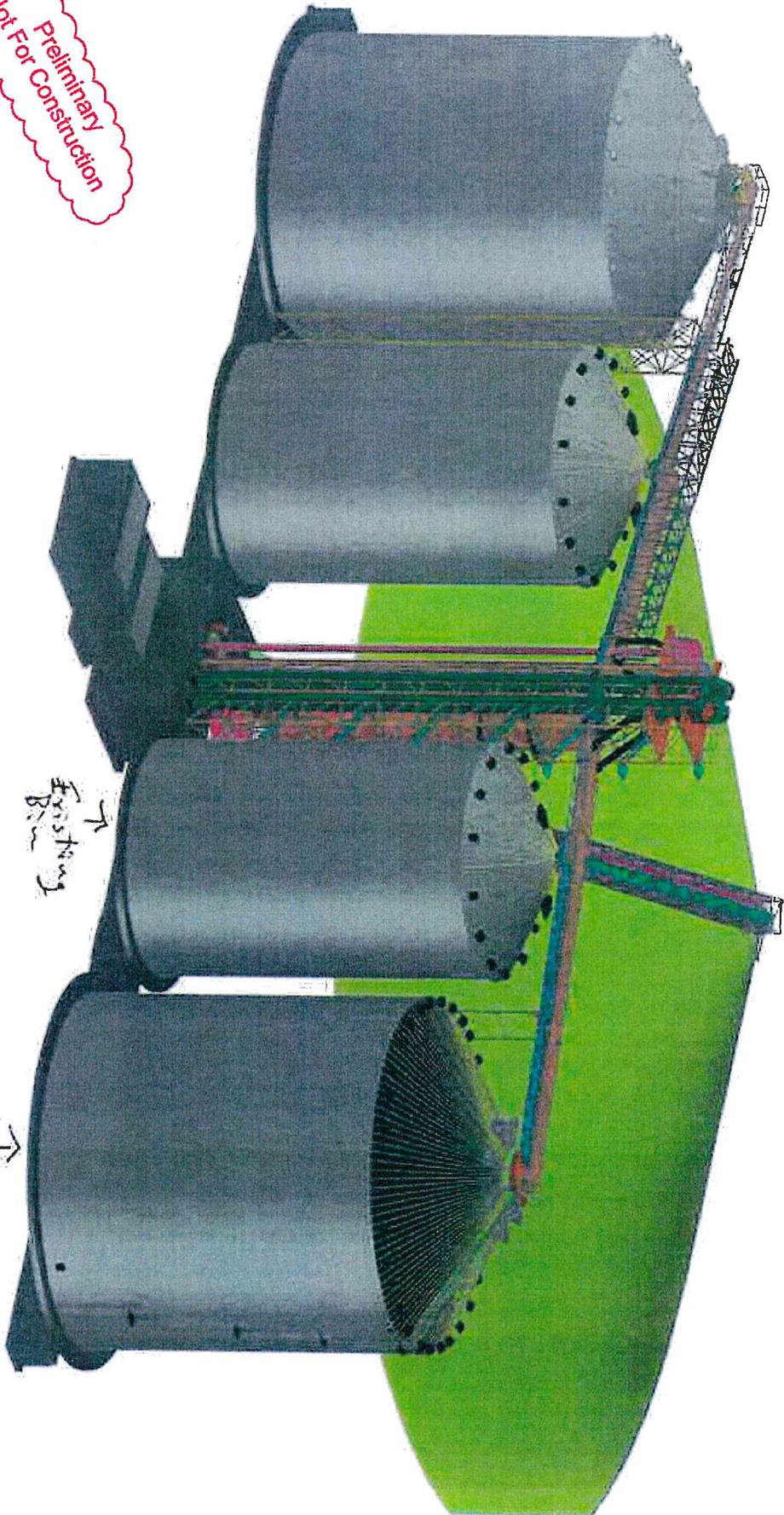


NEW AVON

Location of New bin

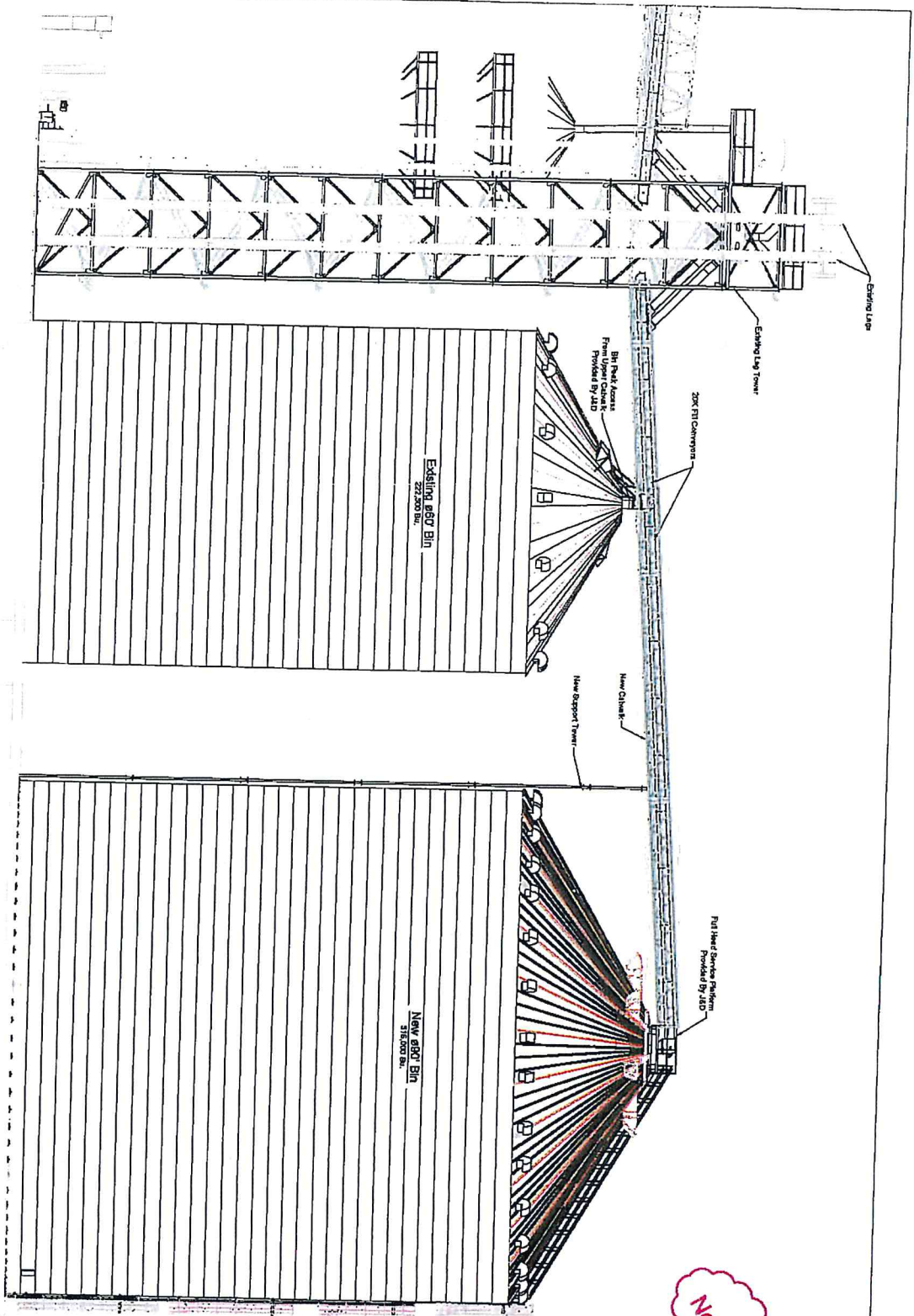
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Preliminary
Not For Construction



NO.	REVISION	DATE	DESCRIPTION
1	PROVISIONAL	12/22/10	FOR CONSTRUCTION
2	REVISED	1/27/11	FOR CONSTRUCTION

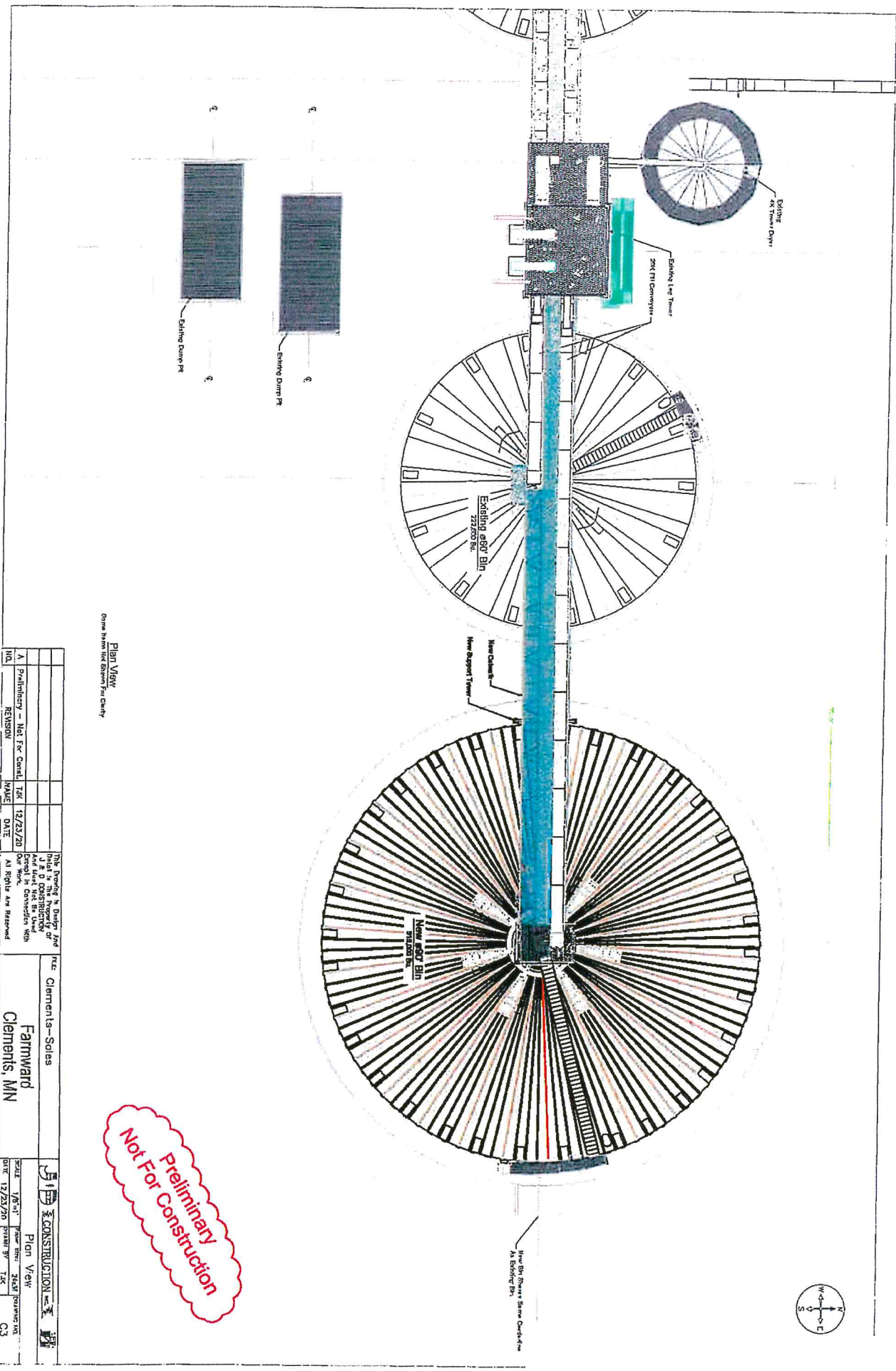
PROJECT NO.	CLIENTS - FENCE
PROJECT NAME	Farmward Clements, MN
PROJECT ADDRESS	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT STATUS	
PROJECT START DATE	
PROJECT END DATE	
PROJECT BUDGET	
PROJECT COST	
PROJECT PROFIT	
PROJECT RISK	
PROJECT COMPLETION	



Preliminary
Not For Construction

South Elevation View
Some Items Not Shown For Clarity

This Drawing is Design And J & B CONSTRUCTION Field Work Not To Be Used For Work Construction This All Rights Are Reserved		Date: 12/23/20 Name: TK Revision: A Preliminary - Not For Const.		Client: Clements-Soles Project: Farmward Location: Clements, MN	
Scale: 1/8"=1' Date: 12/23/20		Project: South Elevation View Drawing No: 2403 Revision: TK		J & B CONSTRUCTION 2403 C-4	

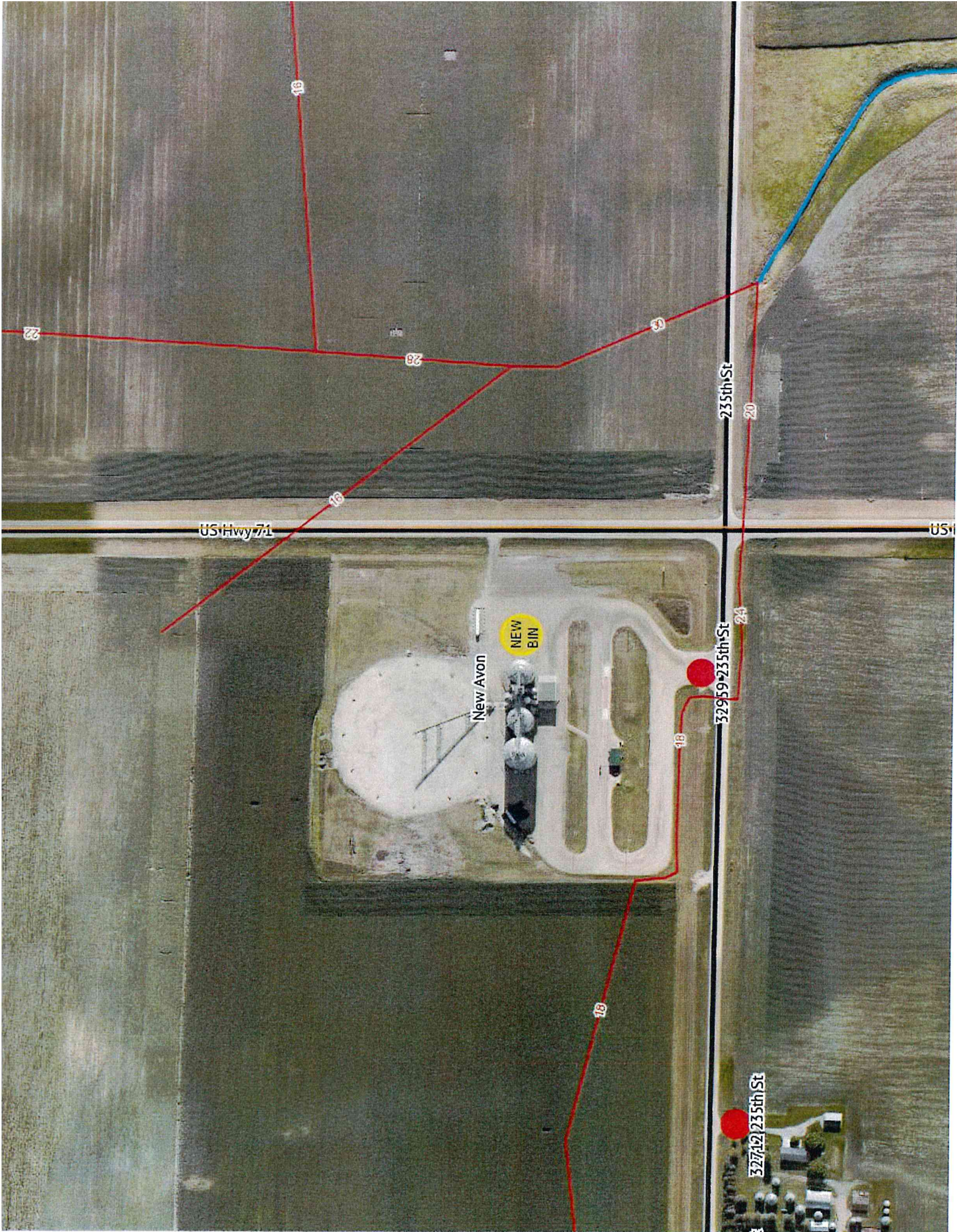


Plan View
 Some items not shown for clarity

Preliminary
 Not For Construction

NO.	REVISION	DATE	BY	DESCRIPTION
1	REVISION	12/23/20	TJK	Final 3D CONSTRUCTION Model in coordination with Client. All Rights are Reserved

The Property is Owned by and Held in Trust for the benefit of the Beneficiary of the Trust.		Farmward Clements, MN	
DATE	SCALE	DATE	SCALE
12/23/20	1/8"=1'	12/23/20	1/8"=1'
CONSTRUCTION		CONSTRUCTION	
Plan View		Plan View	
C3		C3	



US Hwy 71

US Hwy 71

New Avon

NEW BIN

235th St

32959 235th St

32712 235th St

16

22

28

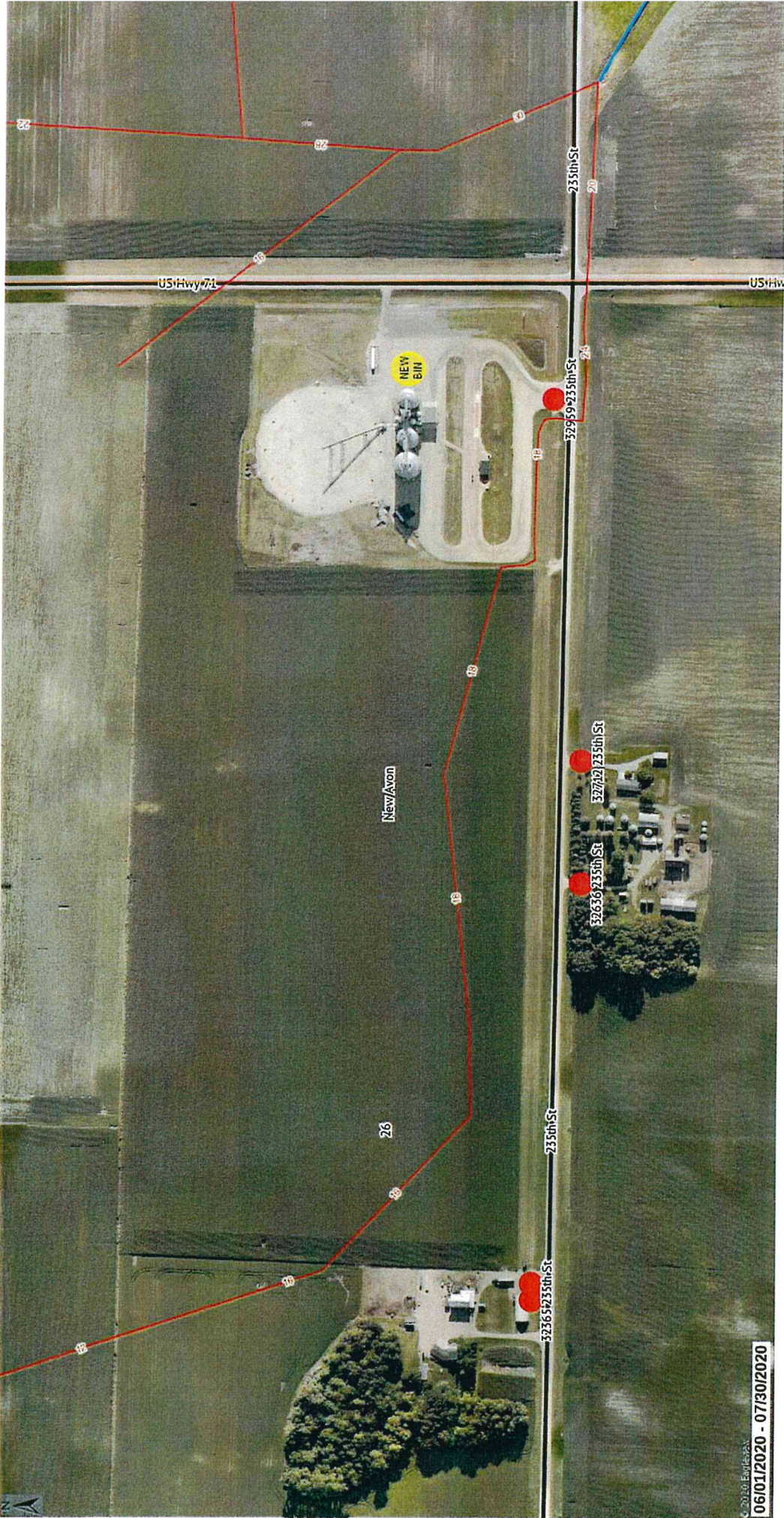
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06/01/2020 - 07/30/2020

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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

**Farmward Cooperative – Elevator site
Conditional Use Permit Application #1-21
February 23, 2021**

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: _____

Conditions for Permit No. 1-21 (Farmward Cooperative – Elevator Site – New Avon Township)

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(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The construction, maintenance, operation, and decommissioning of the project will conform to the Application for a Conditional Use Permit submitted by Craig Hebrink o/b/o Farmward Cooperative as attached to the Conditional Use Permit.
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 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 take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
6. Any drainage tile damaged during construction, or operation of the site, shall be repaired and/or replaced at the expense of the permit holder.
7. 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.
8. 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.
9. The County Board of Commissioners will have the right and ability to require, in the future, noise reduction retrofitting, dust and debris control, and vegetative or fence screening on the site.
10. The permit holder shall work with the Redwood County Highway Department and MnDOT to ensure safe access to the site.
11. Lighting on the site shall not be directed to shine at, or onto, neighboring properties, or the public road right-of-way.
12. All reasonable efforts shall be made to restrict active operations on the site (loading, etc.) to daylight hours. However, Redwood County understands this may not be possible during harvest season.
13. The construction of additional grain storage within the current boundaries of the site will be allowed without the need for a new conditional use permit. However, expansion of the site beyond its current boundaries, or the addition of other types of commodity storage (such as agricultural chemical or fuel storage), will require a new Conditional Use Permit.

14. Applicant, or permit holder, as used in this Conditional Use Permit to refer to Farmward Cooperative, shall also include its successors and assignees.

15. 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.