

TO: Redwood County Planning Commission

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



DATE: February 11, 2021

RE: Planning Commission Hearing on February 23, 2021

A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 23rd day of February, 2021, beginning at 1:00 o'clock p.m. in the MN West Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve one (1) public hearing. A brief summary of the subject matter of the hearings is set forth below.

1. Public hearing on Application for Conditional Use Permit submitted by Craig Hebrink of Farmward Cooperative.

Farmward is seeking to expand their existing grain elevator site located at 32959 235th Street, Wabasso, in Section 26, of New Avon Township.

The existing site features two 61' diameter grain bins, one 80.5' diameter bin (totaling 865,000 bushels combined for all three bins), 1 470 BPH dryer, related grain legs and conveying equipment, and 1.5 million bushel ground piling site.

Farmward is proposing one new 90' diameter, 117' tall bin holding 515,000 bushels, with related conveying equipment.

Farmward built the elevator site in 2017, on what was formerly a tilled field. At that time, the Zoning Ordinance considered all grain storage to be a permitted use in the Agricultural District, so no special permit was required for the site. However, since that time, the Ordinance was amended to make commercial grain storage sites, such as elevators, a conditional use in the Agricultural District. This change was due to the large size of such sites, increased traffic associated therewith, and the potential impact on neighboring properties.

The construction of a new 515,000 bushel bin represents a 22% increase in the storage capacity of the elevator site (when the ground piling storage is included) and a 60% increase in bin capacity. The Environmental Office determined that this is a substantial increase, well beyond the size at which the site is "grandfathered in" (i.e. the current scope of the site, which is not subject to the new permit requirement). Consequently, Farmward is required to apply for and obtain a Conditional Use Permit prior to undertaking the proposed expansion.

Redwood County Government Center - Environmental Department

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The site is located on the northwest corner of the intersection of US Hwy 71 and 235th Avenue (County Hwy 70). However, the site does not have an access onto Hwy 71. Instead it is accessed from 235th Street, and as part of the original construction of the site, the County Highway Department paved 235th Street from the Farmward entrance, to Hwy 71. Additionally, Farmward paid for a minor reroute of the on-site public drainage tile (part of County Ditch 26), in order to prevent heavy trucks and machinery driving over it.



Farmward previously applied for and received a Conditional Use Permit (#6-18) for an on-site commercial sign, which exceeded the size limit for signs in the Agricultural District.

The three nearest residences to the site are as follows: 1) a farm site located at 32712 235th Street, about 700 feet west of the site; 2) a farm site located at 32636 235th Street, about 950 feet west of the site; and 3) a farm site located at 32365 235th Street, about 2100 feet west of the site. There is no specific setback required between an elevator site and a residence in the Ordinance.

The open ditch portion of CD 26 begins about 600 feet east of the site. A 24" tile line (branch of CD 26) flows around the site on the south side, just outside of the graveled drive area of the site. Another branch of CD 26 tile (16") is located about 40 feet away from the northeast corner of the site.

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