



Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 4-21 Date: 4/9/2021

Location of Proposed Use

Address: 24988 300th St City Wabasso State: MN Zip 56293
House # Street Name

Parcel #: 64-027-2030 Township: Sheridan Section 27 Twp #: T-112-N Range: R-37-W

Legal Description:

NW1/4 NW1/4 EX 5.05A TR, 34.95A

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:

Commercial welding business in existing 40' x 40' shop building. The steel will be cut and bent off-site. Mostly contract work for Bayer Crop Science. Applicant is sole employee. Few customers will visit the site. Applicant picks up material and delivers finished product himself in an enclosed trailer. Will not generate any significant amount of waste product or trash.

Building Size: (Please enter dimensions in feet)

Width: 40 Length: 40 Diameter: _____ Total Height 18

Setbacks (Please enter in feet)

Side Yard Setback 15 Direction: North

Side Yard Setback 1175 Direction: South

Rear Yard Setback: 725 Direction: East

Road Type Township Setback from the Right-of-Way 500

Setback from the center of the road _____ ft

Type of Sewer System:

no sewer in the building

Drainage Plan:

n/a all inside

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Greg Last Name: Mude

Business Name Mude's Welding

Address 24988 300th St City: Wabasso State MN Zip 56293

Home Phone: _____ Cell Phone (612) 240-3423 Email: greg.mude@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 applica

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 *Greg Mude* Date 4/9/21

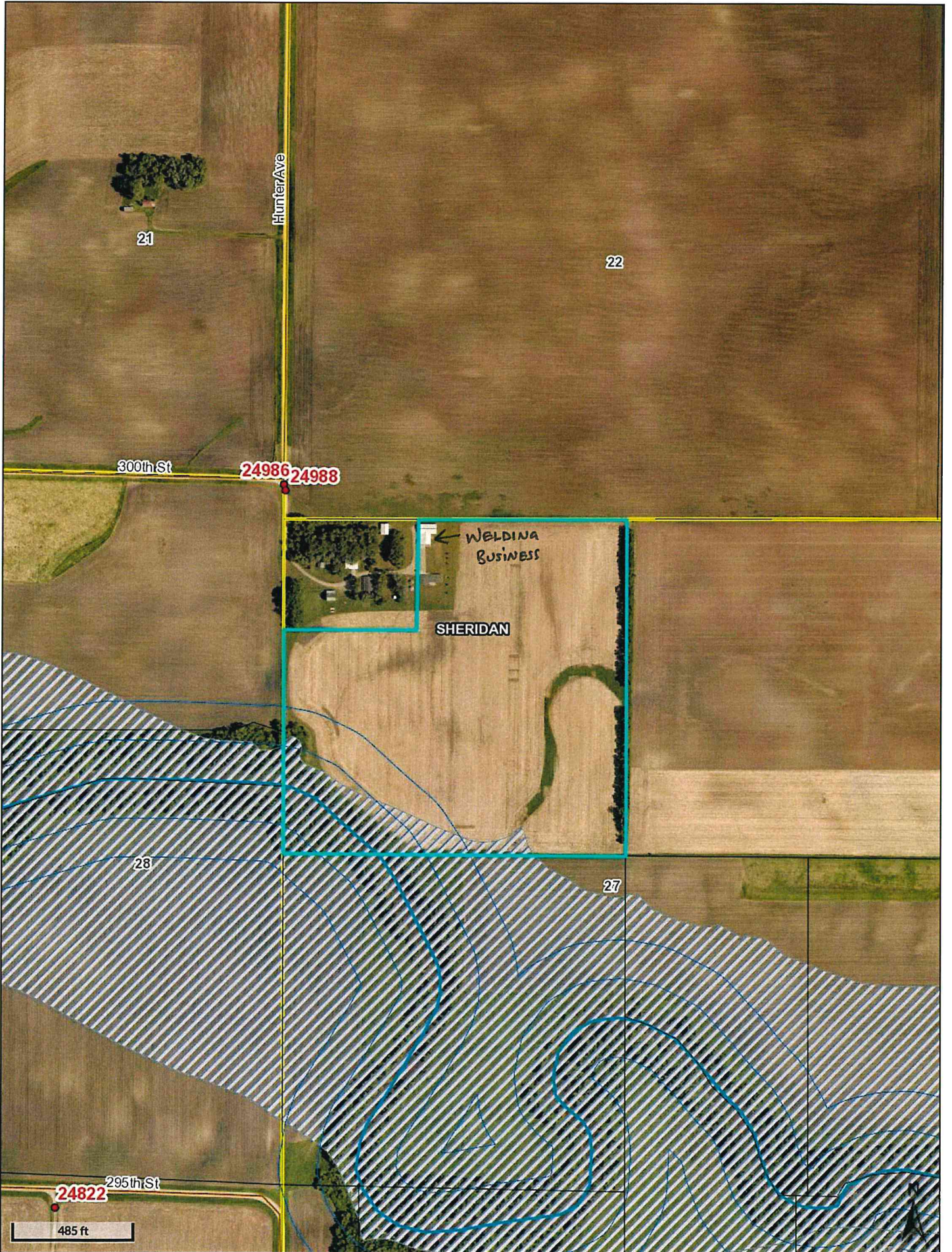
Office Use Only * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 573412 Date Approved: _____

Application Received 4/12/21

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

MUDE MAP



MODE SITE MAP

22



SHERIDAN

27

WELDING
BUSINESS

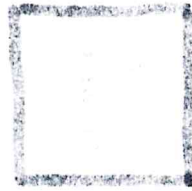
PARKING

HOUSE

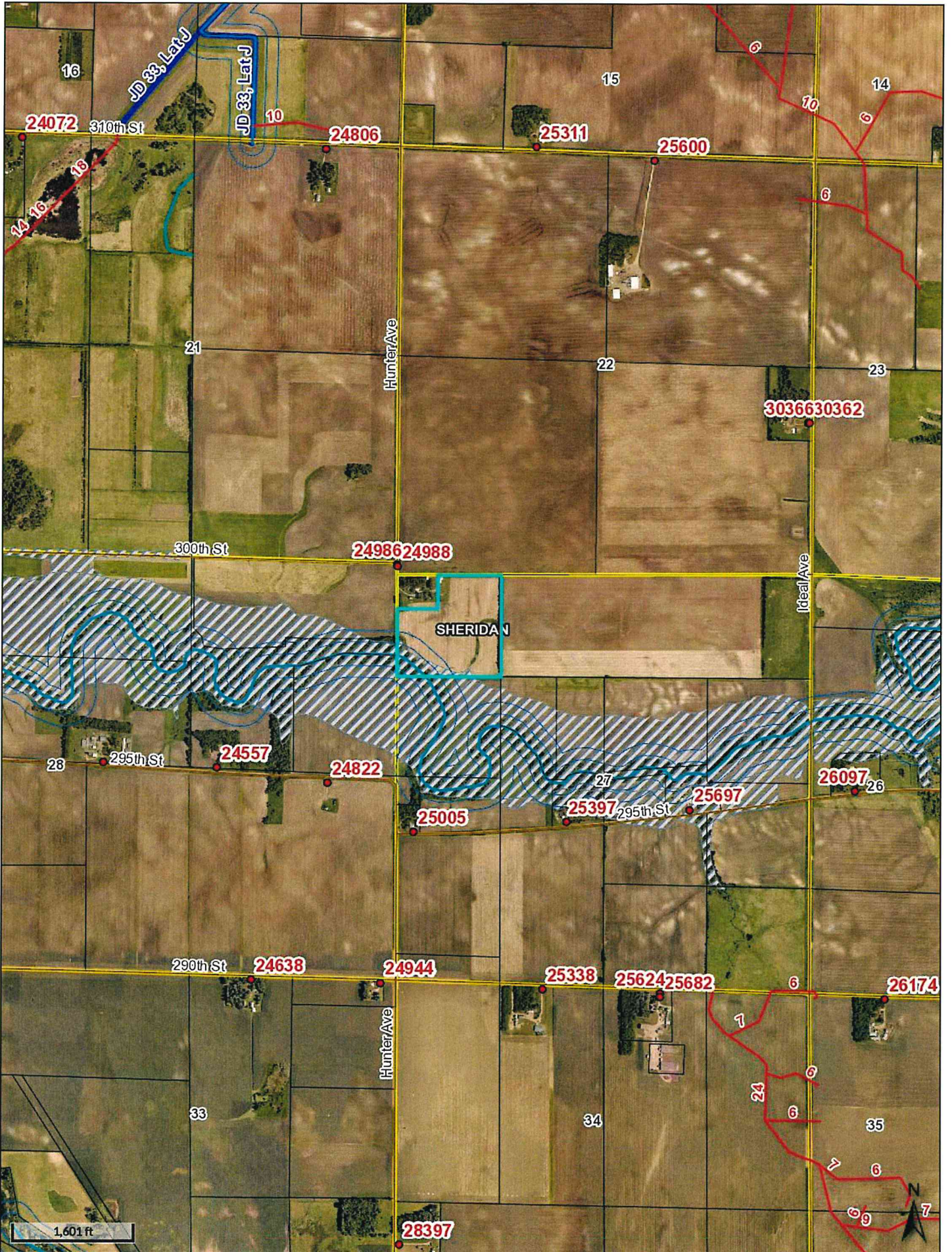
ACCESS THRU NEIGHBOR
PROPERTY

46 ft





MUDE AREA MAP



Conditions for Conditional Use Permit No. 4-21 (Greg Mude – Welding Business)

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. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
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 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.
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. All materials and equipment on the premises in connection with the conditional use shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except for the following: construction on the premises, agricultural equipment and materials if these are used or intended for use on the premises, and off-street parking except as otherwise regulated by Redwood County Ordinance.

10. The permit holder shall obtain an easement for access to and from the business over the Dale and Beverley Mude property.
11. 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, the Redwood County Ordinances, State statutes, or Federal laws.



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

**Greg Mude – Welding business
Conditional Use Permit Application #4-21
May 25, 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: _____

TO: Whom It May Concern

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



DATE: May 6, 2021

RE: Notice of Public Hearing on Conditional Use Permit Application

Please find enclosed a *Notice of Public Hearing* regarding a *Conditional Use Permit Application* filed by Gregory Mude, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142, for the conversion of an existing shed building into a commercial welding shop, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4), except 5.05 acre tract, of Section 27, Township 112 North, Range 37 West, Sheridan Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting starting at 1:00 o'clock p.m. on Tuesday, the 25th day of May, 2021, at the MN West Learning Center in 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 in 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 in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

Enclosure

Cc: Greg Mude (w/ encl)



NOTICE OF PUBLIC HEARING

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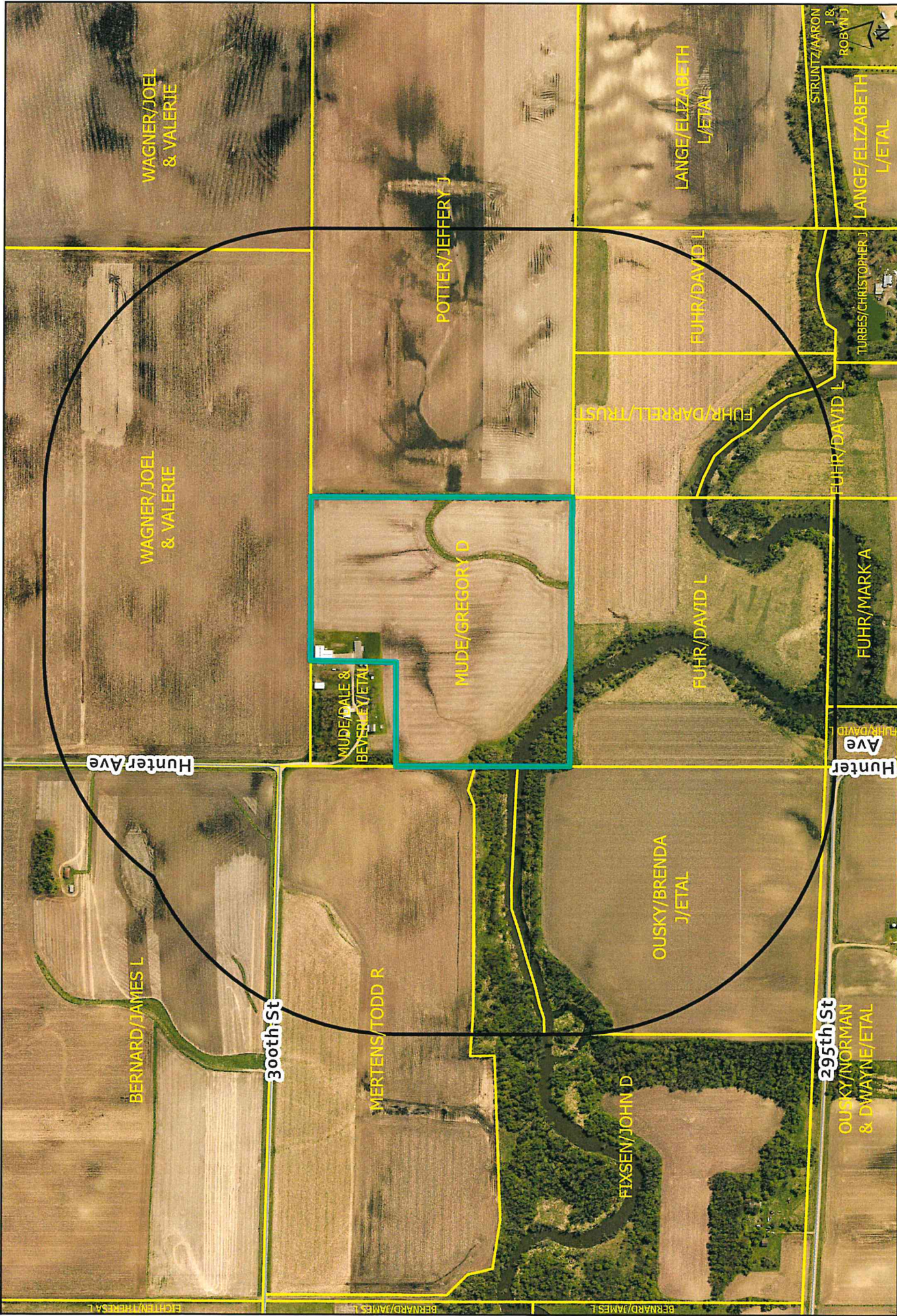
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DATED: May 6, 2021

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



Parcel ID: 64-027-2030

■ Selected Parcel □ Municipal Boundaries
□ Notification Area □ Sections
 Roads **0.25 miles from selected parcel**



AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by Gregory Mude, Permit Application No. 4-21

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**

were duly served upon:

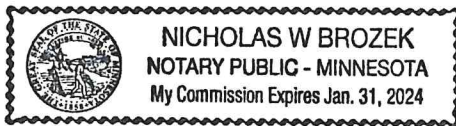
--- SEE ATTACHED---

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 7th day of May, 2021



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 7th day of May, 2021, by Lali Ortega.





Notary Public

Parcel ID	NAME	C/O	Address	CITY	STATE	ZIP
640273080	FUHR/MARK A		11506 GREEN HILL RD	BRAINERD	MN	55401-2035
640273030	FUHR/DAVID L		25338 290 ST	WABASSO	MN	56293
640283040	OLSKY/NORMAN & DWAYNE/ETAL		21386 360 ST	BELVIEW	MN	56214
640272060	FUHR/DARRELL/TRUST		1279 SHERWOOD ST SE	HUTCHINSON	MN	55350-3267
640281060	OLSKY/BRENDA J/ETAL		6364 130 AVE	ECHO	MN	56237
640272020	MUDE/DALE & BEVERLEY/ETAL		24966 300 ST	WABASSO	MN	56293
640271040	POTTER/JEFFERY J		28055 310 ST	REDWOOD FALLS	MN	56293
640281040	MERTENS/TODD R		26617 310 ST	WABASSO	MN	56293
640281020	WAGNER/JOEL & VALERIE		24557 295 ST	WABASSO	MN	56293
640223020	BERNARD/JAMES L		26437 325 ST	REDWOOD FALLS	MN	56283
640214020	640271080 LANGE/ELIZABETH L/ETAL		24285 295 ST	WABASSO	MN	56293
	SHERIDAN TOWNSHIP BOARD OF SI	% SALLY SCHUELLER, CLERK	404 SOUTHWAITE CT	REDWOOD FALLS	MN	56283
	CITY OF SEAFORTH	% PAM SHEERAN, CLERK	28234 CO HWY 6	REDWOOD FALLS	MN	56283
	GREG MUDE		23395 295TH ST	WABASSO	MN	56293
			24988 300TH ST	WABASSO	MN	56293