



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 7-21 Date: 4/20/21

Location of Proposed Use:

Address: 33343 HUNTER AVE City: REDWOOD FALLS State: MN Zip: 56283
House # Street Name
Parcel #: 64-003-3020 Township: SHERIDAN Section: 3 Twp #: 112 Range: 37
64-003-3040

Legal Description:

SW 1/4

Information about the Site:

Zoning District: AGRICULTURE

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

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

OPERATE FOOD TRUCK / STATE CERTIFIED KITCHEN ON STRAWBERRY FARM AND SELL PRODUCTS NOT RAISED ON THE PREMISES

Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: _____ Total Height: _____

Setbacks: (Please enter in feet)

Side Yard Setback: 10 Direction: SOUTH

Side Yard Setback: 10 Direction: NORTH

Rear Yard Setback: 10 Direction: EAST

Road Type: TOWNSHIP Setback from the Right-of-Way: 67

Setback from the center of the road 100 ft

Type of Sewer System:

RV HOLDING TANK

Drainage Plan:

NONE

Other Information:

[Empty box for other information]

Applicant Information:

First Name: NICK Last Name: BROZEK
Business Name: HILLTOP HARVEST STRAWBERRY FARM LLC
Address: 33343 HUNTER AVE City: REDWOOD FALLS State: MN Zip: 56283
Home Phone: _____ Cell Phone: 651-249-9971 Email: N.W. BROZEK @ 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 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 Nick Brozek Date: 4/20/21

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

Permit Fee: \$700.00 Receipt #: 573423 Date Approved: _____

Application Received: 4/20/21

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

HULLTOP HARVEST SITE MAP



Hunter Ave

91 ft

10

20

11/15/01

HILLTOP AREA MAP



Conditions for Permit No. 7-21 (Hilltop Harvest Strawberry Farm)

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. 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 take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
6. 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.
7. 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.
8. 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.
9. Prepared food sold on the site must be prepared in a state-certified kitchen or pursuant to the cottage food regulations.
10. Food preparation waste water produced on the site must be disposed of pursuant to the MPCA septic regulations. If, in the future, a permanent kitchen is constructed on the site, a septic system or holding tank shall be installed. Any future building held open to the public must be handicap accessible.
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.



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

Hilltop Harvest

Conditional Use Permit Application #7-21

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: Scott D. Wold *SW*
Environmental Director
Redwood County Environmental Office



DATE: May 6, 2021

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 Nick Brozek of Hilltop Harvest Strawberry Farm LLC, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Hilltop Harvest Strawberry Farm LLC is proposing to operate a state certified kitchen, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The Southwest Quarter of Section 3, 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 scheduled at 1:00 o'clock p.m. on Tuesday, the 25th day of May, 2021, in the MN West Learning Center at the Redwood County Government Center, 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: Nick Brozek (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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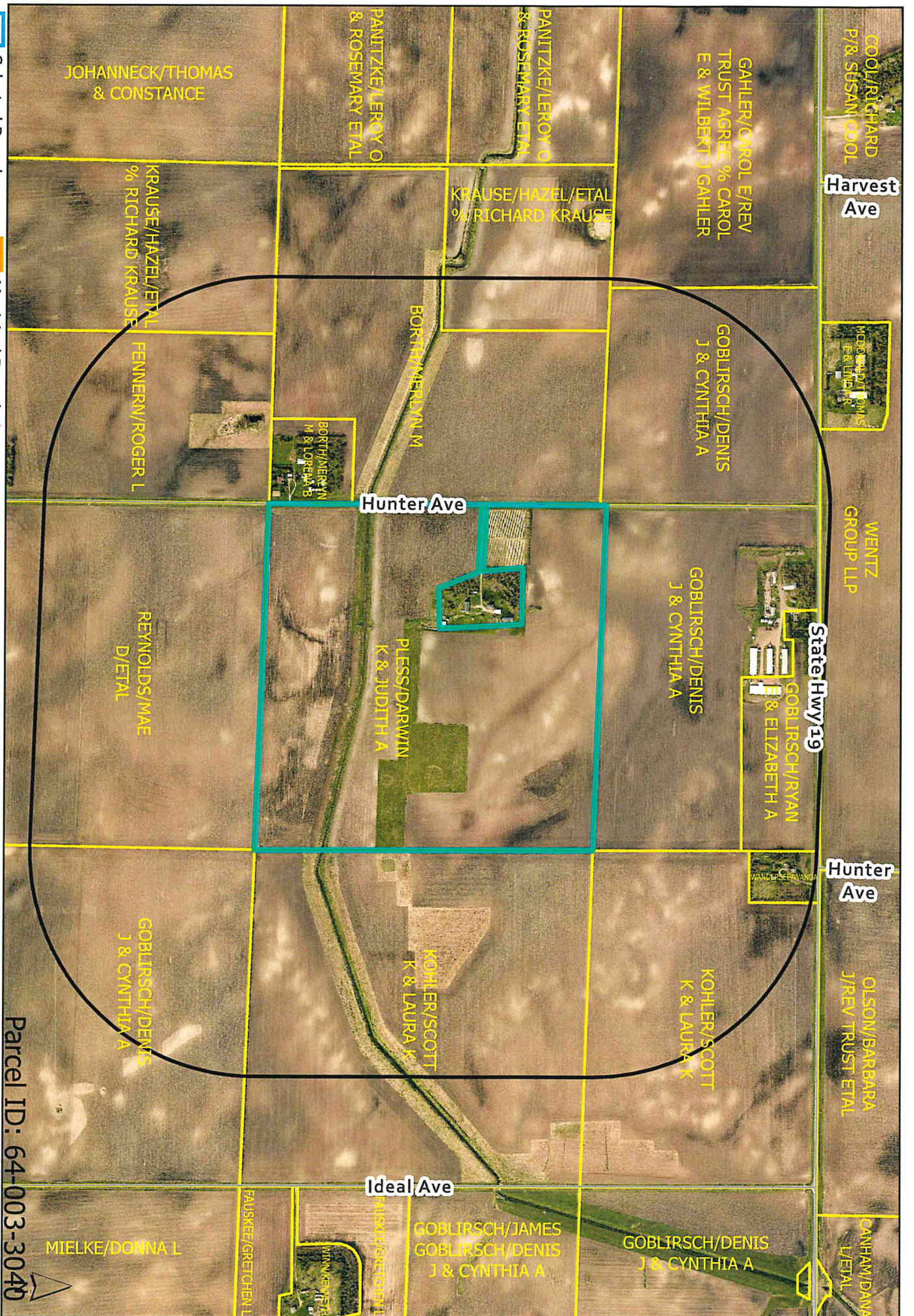
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DATED: May 6, 2021

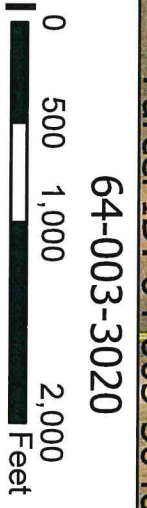
Scott D. Wold
Environmental Director
Redwood County Environmental Office



- Selected Parcel
- Notification Area
- Parcels

- Municipal Boundaries
- Sections
- Roads

CUP Notification Area:
0.33 miles from selected parcel



Parcel ID: 64-003-3040

64-003-3020

JOHANNECK/THOMAS & CONSTANCE

KRAUSE/HAZEL/ETAL % RICHARD KRAUSE

FENNERN/ROGER L

REYNOLDS/MAE D/ETAL

GOBLIRSCH/DENIS J & CYNTHIA A

MIELKE/DONNA L

PANITZKE/LEROY O & ROSEMARY ETAL

KRAUSE/HAZEL/ETAL % RICHARD KRAUSE

BORTH/MERLYN M

Hunter Ave

PLESS/DARWIN K & JUDITH A

KOHLER/SCOTT K & LAURA K

Ideal Ave

GOBLIRSCH/JAMES GOBLIRSCH/DENIS J & CYNTHIA A

PANITZKE/LEROY O & ROSEMARY ETAL

GAHLER/CAROL E/REV TRUST AGREE % CAROL E & WILBERT J GAHLER

GOBLIRSCH/DENIS J & CYNTHIA A

GOBLIRSCH/DENIS J & CYNTHIA A

KOHLER/SCOTT K & LAURA K

GOBLIRSCH/DENIS J & CYNTHIA A

COOL/RICHARD P/R SUSAN COOL

Harvest Ave

MERCER/DONALD E & LINDA R

WENTZ GROUP LLP

State Hwy 29

GOBLIRSCH/RYAN & ELIZABETH A

Hunter Ave

OLSON/BARBARA J/REV TRUST ETAL

CANHAM/DANA L/ETAL

Name	Parcel ID	Owner	C/O	Address	CITY	State	ZIP
640102020	640102020	REYNOLDS/MAE D/ETAL		511 S DEKALB ST #101	REDWOOD FALLS	MN	56283
640091020	640091020	FENNER/N/ROGER L		32530 HUNTER AVE	REDWOOD FALLS	MN	56283
640044020	640044020	BORTH/MERLYN M & LORENA B		32994 HUNTER AVE	REDWOOD FALLS	MN	56283
640044040	640044040	KRAUSE/HAZEL/ETAL	% RICHARD KRAUSE	931 BONNIE LN	BRENTWOOD	CA	94513
640041040	640041040	GAHLER/CAROL E/REV TRUST AG & CYNTHIA A	% CAROL E & WILBERT J GAHLER	510 N CRAIG	JANESVILLE	MN	56048
640041020	640041020	GOBLIRSCH/DENIS J & LAURA K		306 E COOK ST	REDWOOD FALLS	MN	56283
640031040	640031040	KOHLER/SCOTT K & LAURA K		32014 ST HWY 19	REDWOOD FALLS	MN	56283-9802
640031020	640031020	WANDERSEE/WANDA		25540 ST HWY 19	REDWOOD FALLS	MN	56283
570343040	570343040	WENTZ GROUP LLP		2400 MECKLENBURG AVE	CHARLOTTE	NC	28205-3148
640032010	640032010	GOBLIRSCH/RYAN E & ELIZABETH		25138 ST HWY 19	REDWOOD FALLS	MN	56283
		DARWIN & JUDY PLESS		1222 S MILL ST	REDWOOD FALLS	MN	56283
		NICK & KATHERINE BROZEK		33343 HUNTER AVE	REDWOOD FALLS	MN	56283
		SHERIDAN TOWNSHIP BOARD OF % SALLY SCHUELLER, CLERK		28234 CO HWY 6	REDWOOD FALLS	MN	56283