

TO: Redwood County Planning Commission

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

DATE: May 10, 2021

RE: Planning Commission Hearing on May 25, 2021



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 25th day of May, 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 four (4) public hearings. 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 Greg Mude.

Greg Mude owns and lives on a farm site located at 24988 300th Street, about 2 miles east of the City of Seaforth. The property is located in Section 27 of Sheridan Township. Mude proposes to start a welding business in an existing 40' x 40' shop building on the property.

Most of the welding work will be contract work for Bayer Crop Science. Steel components will be cut and bent off-site. Mude will pick up the components himself with an enclosed trailer, and will deliver finished product to Bayer. Few customers will visit the site. Mude is the sole employee of the business.

A gravel lot south of the building is available for parking and loading. This area is screened from the public view by a grove shared with the neighboring property.

The business is not expected to generate any substantial amount of trash or waste.

Mude's site is located behind, and accessed through, a farm building site owned by Mude's parents. The sites are screened from each other by trees growing near the property line.

The three closest third-party dwellings to the proposed business location are as follows: (1) Dale & Beverley Mude, 200 feet west of the site; (2) Kevin Sinclair & Joan Woelfel, 3000 feet south of the site; and (3) Christopher Turbes, about 3300 feet southeast of the site. The applicant's own residence is 100 feet south of the welding building.

There is no county ditch or tile located on the site. The Redwood River is about 900 feet south of the site.

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



2. Public hearing on Application for Conditional Use Permit submitted by Nate Petersen o/b/o Shooters Sporting Clays.

Nate Petersen owns and operates Shooters Sporting Clays on his property located in Section 19 of Underwood Township – 10713 300th Street. Petersen is seeking to expand the business by constructing additional shooting areas, and expanding the hours of operation.

The site was originally issued a Conditional Use Permit (CUP) in 1994 (CUP #83). Subsequently, CUPs were issued for two expansions, in 2008 and 2015 (CUPs #2-08 & #22-15).

Petersen plans to construct two new skeet shooting fields and rifle and pistol shooting bays. The shooting bays will have side and back berms constructed of earthen material. Lighting will be installed on both the skeet fields and the rifle/pistol berms, for after-sunset shooting.

Shooting hours will be expanded from the current hours of operation (8am – 10pm) to 8am – 12:30am.

The site is about ¼ of a mile south of JD 37 (Redwood River). There is no county tile on the property.

Petersen is working with the Redwood County Soil and Water Conservation District to avoid impacting any wetlands. He also may enroll parts of the property into CRP or other conservation programs.

The three closest third-party dwellings to the proposed business location are as follows: (1) a farm site owned by Patricia Rosa Revocable Trust, about 2400 feet east of the site; (2) Travis Brey, about 2470 feet west of the site; and (3) Gary & Kathy Johnson, about 1930 feet north of the site.

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

3. Public hearing on Application for Conditional Use Permit submitted by John Rigge o/b/o Grandview Valley Winery.

John & Laura Rigge own and operate Grandview Valley Winery on their property located in Section 21 of Swedes Forest Township – 42703 Grandview Avenue, Belview. Rigge is seeking to expand the business by constructing a 72' x 76' barn structure, which will include a wine production area and tasting room for wine, spirits, and beer.

The expansion will have seating capacity for around 50 people, and will include a kitchen for cooking appetizers. It will also include a restroom. A new septic system will be constructed for the kitchen and restroom.

The site was originally issued a Conditional Use Permit (CUP) in 2011 (CUP #2-11).

Additional parking will be provided east of the existing gravel parking lot.

The site is about 500 feet northeast of Boiling Spring Creek and an unnamed tributary thereof. There is no county ditch or tile on the property.

The three closest third-party dwellings to the proposed business location are as follows: (1) Craig Johannek, about 970 feet northeast of the site; (2) Jamie & Jennifer Parker, about 1360 feet north of the site; and (3) Glenn & Tracie Huseby, about 1700 feet south of the site. The Rigge residence is located about 340 feet west of the proposed new building.

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

4. Public hearing on Application for Conditional Use Permit submitted by Nick Brozek o/b/o Hilltop Harvest Strawberry Farm.

Nick & Katherine Brozek own and operate Hilltop Harvest strawberry farm in the SW1/4 of Section 3, Sheridan Township – 33343 Hunter Avenue, Redwood Falls.

The farm was started by Katherine's parents, Darwin and Judy Pless, 21 years ago. It is operated primarily as a "you-pick" business, where customers come and pick the berries themselves. Additionally, a smaller amount of berries are sold to customers already picked.

The Brozeks are seeking to expand their business by operating a food truck on the site during the strawberry season, which lasts for about 3 weeks in June and July. The foods served will include foods not grown on the site, which triggers the Conditional Use Permit requirement.

The Brozeks are in the process of getting state certification for the food truck. State laws prohibit any food truck from operating in the same location for more than 21 days per year.

The food truck will have a plumbing system, providing potable water for cooking and coffee, and a reservoir to collect the wastewater. The wastewater will be hauled to a sewage treatment plant or land-applied per MPCA rules. If in the future a kitchen is constructed in a permanent building, a septic system or holding tank will be installed.

It is possible that the Brozeks will upgrade their food truck, or construct a small building to serve the same purpose, in the future.

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Parking for the business is located along the farm driveway. An accessible portable restroom is provided for customers during the picking season.

The three closest third-party dwellings to the proposed business location are as follows: (1) Merl & Rena Borth, about 1650 feet south of the site; (2) Ryan & Betsy Goblirsch, about 2100 feet north of the site and (3) Thomas & Linda McDonald, about 2820 feet northwest of the site. The Brozek residence is 250 feet east of the proposed food truck location.

The site is about 850 feet north of JD 33. There is no county tile located on the site.

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

