



www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 8-21 Date: 5/3/21

Location of Proposed Use:

Address: 24827 Ideal Ave. City: Wabasso State: MN Zip: 56293
House # Street Name

Parcel #: _____ Township: Vail Section: 23 Twp #: T 111 N Range: R 37 W

Legal Description:

Commencing at a point 600' South of the NW corner of section 23, TWP 111 N, Range 37 W, thence E 364', thence S 611', thence W 364', thence N 611' to the beginning, containing 5.105, more or less.

Information about the Site:

Zoning District: Ag

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

The purpose of the proposed building addition (50' x 84' x 14' to the existing 40' x 64' x 10' building) is to house equipment used for building construction. The large building (54' x 105' x 15') is also used for construction equipment storage and normal schedule equipment maintenance. Our business of building / remodeling is done on customer properties. We employ 3-4 full time employees which meet at our site then proceed to the customers work site for construction operations. Our normal hours of work range from 8-10 hours per day 5 days a week . Primary traffic is by employees coming to our location then leaving in our work van or truck for a customers site. Returning to our site after a normal working day then leaving for home. Because normal business is conducted at customers sites there is little to no waste produced at our property. We currently use a 1.5 CY. dumpster for normal waste which is usually picked up once a month on the average by a waste management company. The south lot of our property is designated as our business area entered by the south driveway / approach from Ideal Ave. The north driveway from Ideal Ave. is our entrance to our house and buildings for personal use.

Building Size: (Please enter dimensions in feet)

Width: 50' Length: 84' Diameter: _____ Total Height: 23'

Setbacks: (Please enter in feet)

Side Yard Setback: 62' Direction: east

Side Yard Setback: 252' Direction: west

Rear Yard Setback: 146' Direction: south to s. lot line

Road Type: asphalt county road Setback from the Right-of-Way: 202'

Right-of-Way Width from Centerline 50 ft

Type of Sewer System:

N/A

Drainage Plan:

Water run off from our south lot - 1/2 runs to the east filtered by grass lawn to the feild, the other 1/2 to the west in filtered by the grass in co. road ditch running south.

Other Information:

Applicant Information:

First Name: Jeff **Last Name:** Heiling
Business Name: Jeff Heiling Construction, Inc.
Address: 24827 Ideal Ave. **City:** Wabasso **State:** MN **Zip:** 56293
Home Phone: 507-342-5599 **Cell Phone:** 507-829-7755 **Email:** jheiling@redred.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.

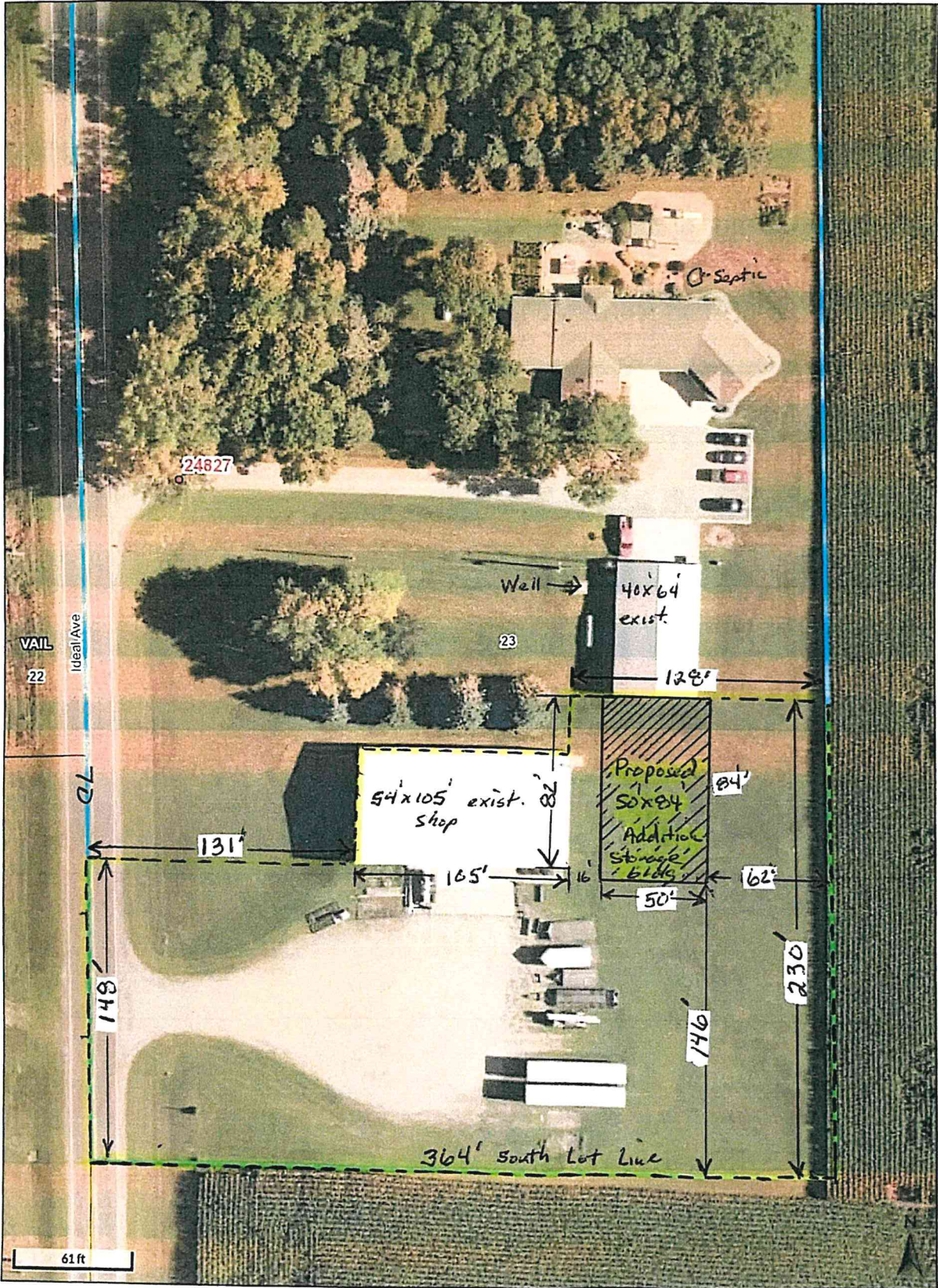
Land Owner Signature Jeffery Heiling **Date:** 05-03-2021

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

Permit Fee: \$700.00 **Receipt #:** 573430 **Date Approved:** _____

Application Received: 5/3/21

<u>Commission Action:</u>	<u>County Board Action:</u>
Approved: _____ Date: _____	Approved: _____ Date: _____
Disapproved: _____ Date: _____	Disapproved: _____ Date: _____



(---) indicates boarder of area used for business
 1.6 Acres

Conditions for Conditional Use Permit No. 8-21 (Jeff Heiling – Construction 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 maintain a garbage dumpster and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpster and other appropriate waste storage receptacles must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles. The approved waste hauler shall remove the waste and refuse from the garbage dumpster and other appropriate waste storage receptacles, and thereafter, dispose of the waste and refuse in a proper manner and in accord with all applicable laws, 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.
5. 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.
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. 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.

10. 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.
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

**Jeff Heiling – Construction business
Conditional Use Permit Application #8-21
June 29, 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?

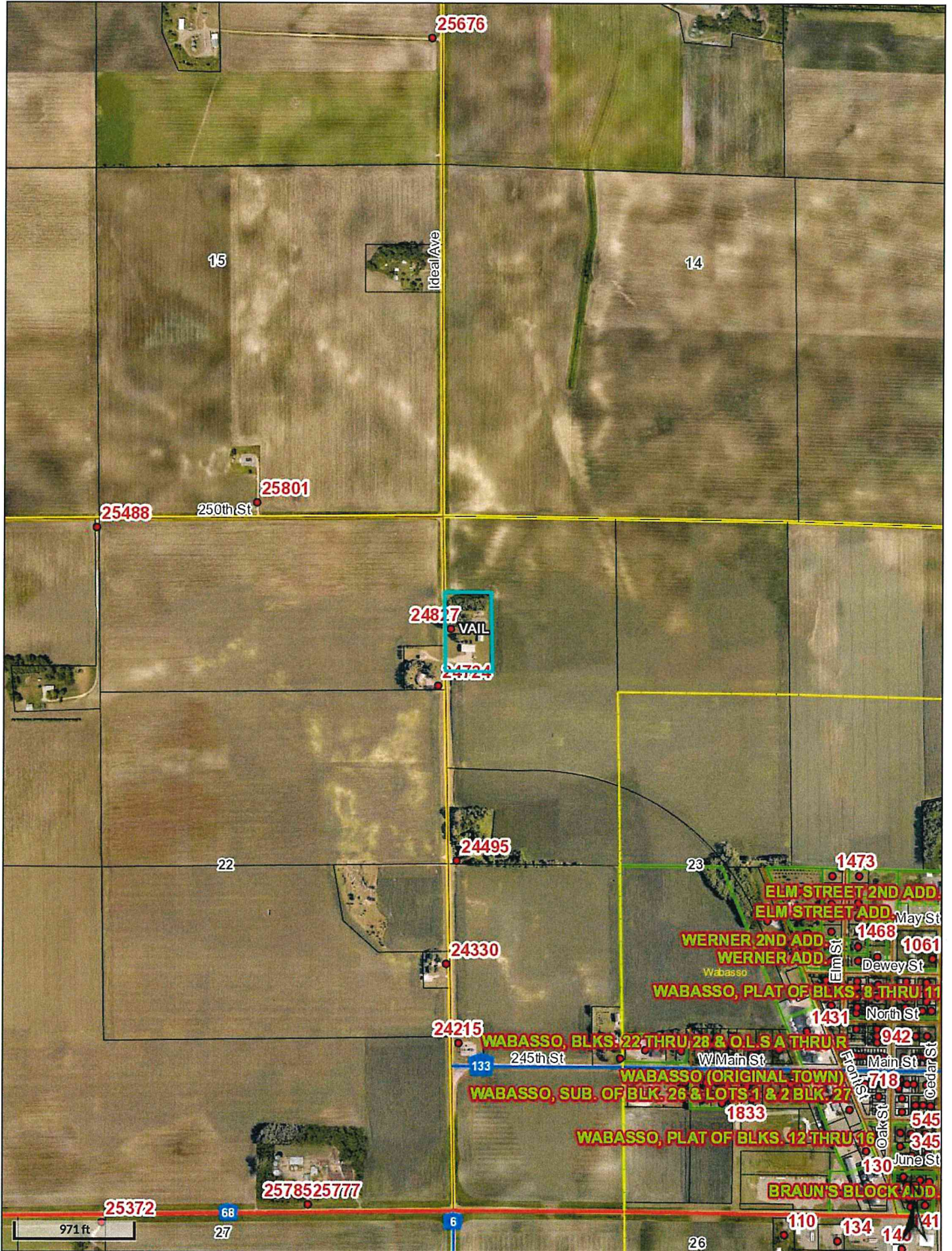
4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____

HEILING MAP



HEILING TILE MAP



TO: Whom It May Concern

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

DATE: June 16, 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 Jeff Heiling, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142, for the expansion of an existing construction business, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

A tract commencing at a point 600' south of the northwest section corner, thence south 611', thence west 364', thence north 611', thence east 364' to the point of beginning, in Section 23, Township 111 North, Range 37 West, Vail 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 29th day of June, 2021, at the Board Room 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: Jeff Heiling (w/ encl)

COPY



NOTICE OF PUBLIC HEARING

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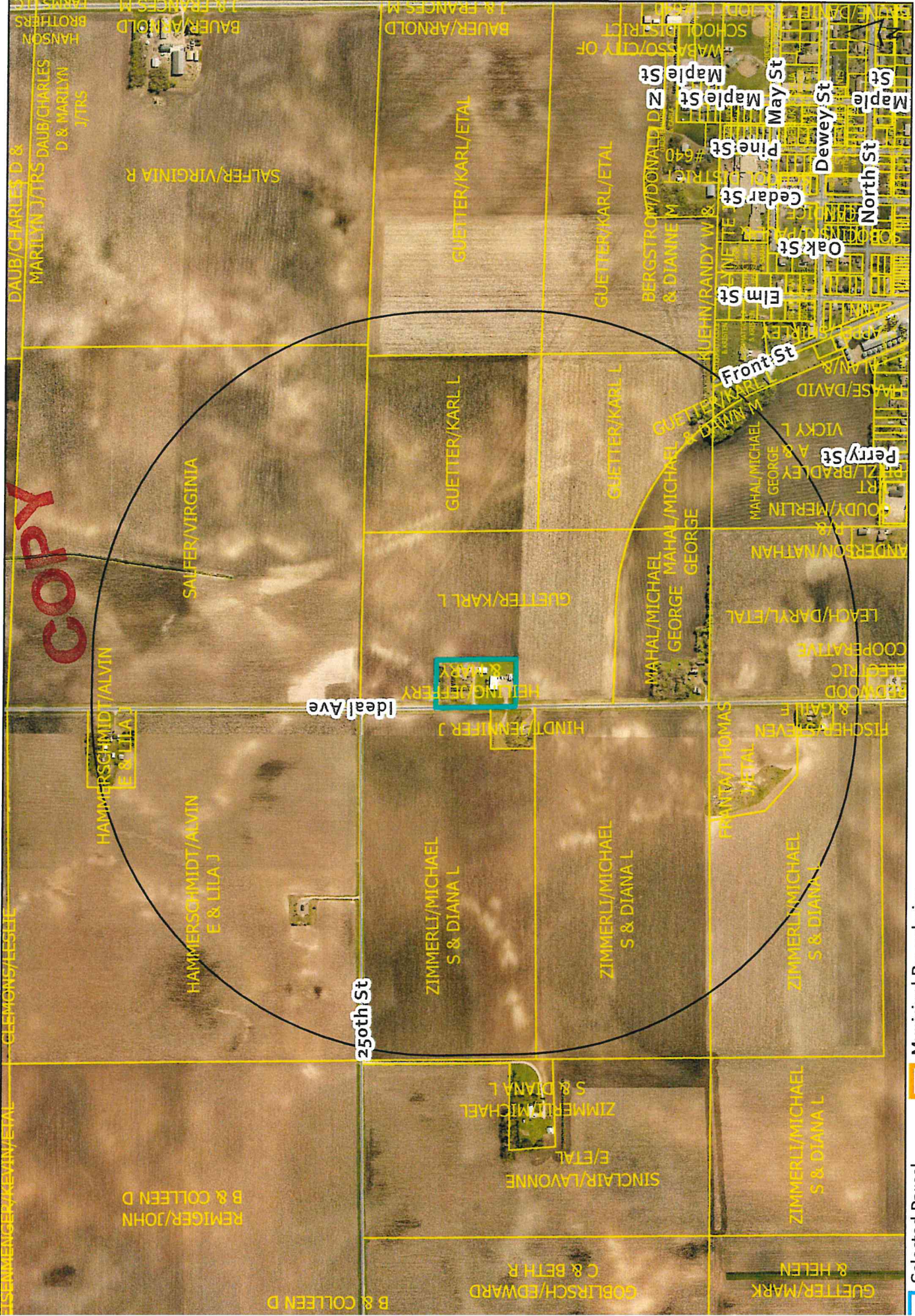
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DATED: June 16, 2021

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



COPY

Parcel ID: 71-023-2020

CUP Notification Area: 0 500 1,000 2,000 Feet

0.50 miles from selected parcel

- Selected Parcel
- Municipal Boundaries
- Notification Area
- Sections
- Roads
- Parcels

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by Jeff Heiling; Permit Application No. 8-21

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:

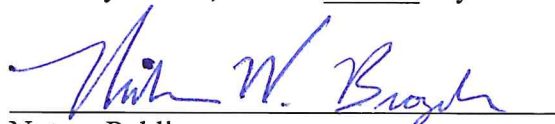
--See Attached--

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 17th day of June, 2021.

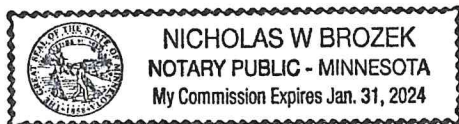


Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 17th day of June, 2021, by Lali Ortega.



Notary Public



OWNAME	Address	CITY	STATE	ZIP
FISCHER/STEVEN L & GAIL E	PO BOX 102	WABASSO	MN	56293
GRONLI/JOSHUA & JESSICA	28627 220 ST	WABASSO	MN	56293-1227
MAHAL/MICHAEL GEORGE	PO BOX 127	WABASSO	MN	56293
FRANTA/THOMAS J/ETAL	1438 FRONT ST	WABASSO	MN	56293
LEACH/DARYL/ETAL	29749 CO HWY 8	VESTA	MN	56292
ZIMMERLI/MICHAEL S & DIANA L	25488 250 ST	WABASSO	MN	56293
HINDT/JENNIFER J	24724 IDEAL AVE	WABASSO	MN	56293
GUETTER/KARL/ETAL	1445 FRONT ST	WABASSO	MN	56293
SALFER/VIRGINIA R	25288 CO HWY 6	WABASSO	MN	56293
HAMMERSCHMIDT/ALVIN E & LILA J	1381 MAY ST APT 101	WABASSO	MN	56293-1628
CITY OF WABASSO	PO BOX 60	WABASSO	MN	56293
VAIL TOWNSHIP BOARD OF SUPERVISORS	% LARRY THOMPSON, CLERK	WABASSO	MN	56293
JEFF HEILING	% CANDY SOBOCINSKI, CLERK	WABASSO	MN	56293
	24827 IDEAL AVE	WABASSO	MN	56293

AFFIDAVIT OF PUBLICATION


Gannett Newspaper Publications

State of Minnesota
Counties of Brown, Chippewa, Lyon,
Redwood, Watonwan, Yellow Medicine

Lisa Drafall, being first duly sworn, on oath states as follows:

1. I am the Vice President of Sales of the Gannett Newspaper Publications. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: - THURSDAY -, the 17th day of JUNE, 2021.
4. The lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06 and §331A.07 is 9.75 column inch.
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspapers' known office of issue is located in Brown, Chippewa, Lyon, Redwood, Watonwan & Yellow Medicine counties. The newspapers comply with the conditions in §580.033, subd. 1, clause (1) or (2). If the newspaper known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

By: 
Vice President of Sales

Subscribed and sworn before me
on the 17th day of JUNE, 2021.

By: 
Notary Public

OFFICIAL PUBLICATION NOTICE OF PUBLIC HEARING

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DATED: June 14, 2021
Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office
Published in the Redwood Gazette June 17, 2021.

