


**TO: Redwood County Planning Commission**

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

**DATE: October 26, 2021**

**RE: Planning Commission Hearing on November 9, 2021**



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 9<sup>th</sup> day of November, 2021, beginning at 12:00 o'clock p.m. in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve two (2) public hearings. A brief summary of the subject matter of the hearing is set forth below.

**1. Public hearing on Application for Rezoning submitted by David Swantek o/b/o the Minnesota Department of Veterans Affairs.**

The Minnesota Department of Veterans Affairs will be constructing a cemetery to serve veterans and their families. The cemetery will be located on the southwest corner of US Hwy 71/State Hwy 19 and Noble Avenue, about one mile east of the City of Redwood Falls. The cemetery property site is about 81 acres in area.

The northern part of the cemetery property, representing the majority of the site, is zoned Urban Expansion. The southern part along Crow Creek, being approximately 18 acres in area, is zoned Agricultural, with state Shore land and Floodplain overlays along the creek.

Cemeteries are a permitted use in the Urban Expansion District, meaning that no special permit (conditional use permit) is needed in order to operate one. However, cemeteries are a conditional use in the agricultural district. In order to avoid needing a conditional use permit for part of the cemetery, the Minnesota Department of Veterans Affairs is seeking to rezone the 18 acres that is currently in the Agricultural District, to Urban Expansion, so that the entire property is zoned Urban Expansion.

The cemetery project has been in the developing and planning stages for over ten years. The project will include 10 burial phases, and will include pre-placed crypts and in-ground cremation burial. The project will necessitate a considerable amount of earth movement, including construction of earthen berms on the north and west sides of the site, for screening, and a storm water/irrigation pond in the southeast part of the site. Also, several buildings and structures will be constructed, including an administration building and maintenance building, committal shelter, and columbaria. Additional infrastructure will include roads, parking areas, septic

system, and a monument sign near the highway right-of-way. Prairie restoration will be undertaken on parts of the site.

The cemetery will have two access points onto Noble Avenue, a main entrance and a smaller maintenance entrance.

The dirt work is starting already in the northern part of the property, in the Urban Expansion District. A Temporary Grading and Filling Permit has been issued for the dirt work.

After the rezoning, there will still be restrictions on the use of the land along Crow Creek, due to the Shore land and Floodplain Districts. However, most of the cemetery activity, including all of the burial areas, will be outside those Districts.

Other permitting needed for the site will include Zoning Permits (building permits) for the structures and highway sign, septic permit for the septic system, and possibly a variance for the committal shelter (setback from Crow Creek). Additionally, the applicant should work with Paxton Township, which has a separate permit process to enforce the state building code.



## **2. Public hearing on Application for Conditional Use Permit submitted by Vicki Friedrichs.**

Ms. Friedrichs is proposing to organize and hold an annual 3-day country music and camping festival on a 10-acre farm building site she owns in Section 21 of Delhi Township. If permitted, the event will be held each July, starting in July of 2022.

The property is in the Agricultural District. The Zoning Ordinance states that any commercial outdoor recreational event is a Conditional Use.

The farm site address is 29446 370<sup>th</sup> Street. It includes a house and a few outbuildings, but is not currently occupied. Most of the land, between the building site and the road, is currently tilled field. The site is about 1 mile southeast of the City of Delhi.

Ms. Friedrichs' plan is for the event to host up to 1000 attendees. Tickets will be presold. The event will feature live music, camping, food, and beverages. She intends to apply to the County Auditor for a liquor license for the event.

Camp sites will be available for up to 166 camper trailers. The camp sites will not have any electrical, water, or sewer hook ups. Campers will have to bring their own water and dispose of their sewage off-site at a legal dump site. Roll-off containers from Southwest Sanitation will be provided for waste collection and disposal.

Per state rules, a camp site manager must be on site 24 hours a day while campers are present.

Parking for non-campers will also be provided, for about 60 vehicles.

**Redwood County Government Center - Environmental Department**

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Existing structures on the site will be utilized as an office, beer garden, and VIP lounge. A stage will be erected for the performances. A stage company will be hired to erect the stage and run the sound and lights.

Food will be provided by food truck. Portable restrooms will be provided throughout the site, and there will be a first aid station.



Ms. Friedrichs has also applied for a Special Event Camping Area Permit from Southwest Health and Human Services. This permit is required for all temporary camp grounds with more than four camp sites. This is an annual permit which must be reapplied for prior to each event. SWHHS staff will inspect the site before each event to make sure that the campsites are big enough and have adequate egress. They also makes sure enough restrooms and waste receptacles are available.

Campers will be let in the site on Thursday before the event weekend. Music will be scheduled from 3 pm – 12 am Friday and 12:00 pm – 12:00 am Saturday. All campers will be gone by 12:00 pm Sunday.

For security, temporary fencing will be erected around the 10-acre property. This will consist of a double fence, with a 10-foot driving lane between, and a ten-foot buffer between the fences and the neighboring property.

There is a well on the site, which provides water to the farm house. The well water will not be used for the event. During the event the well will be protected by erecting a tent over it, and the sound tent will be erected next to it.

Grass will be planted in the parking and camping areas. This will be cut and baled prior to the event each July.

Friedrichs' mother owns the farm land to the west and south of the proposed event site. She is opposed to the event, and provided a letter voicing her concerns and opposition. A copy of the letter is enclosed for review.

The closest third-party dwellings to the site are as follows: (1) 29770 370<sup>th</sup> Street, about 1420 feet east of the site; (2) 29837 370<sup>th</sup> Street, about 1740 feet east of the site; (3) 36671 Justice Avenue, about 1990 feet southwest of the site; and (4) 37317 Justice Avenue, about 2200 feet northwest of the site.

The closest county tile main to the proposed site is a 6" branch of CD88. There is an intake about 200 feet west of the site and from there the tile flows west toward the main, which then flows north. Additionally, a 10" branch of the same tile system is located about 250 east of the site.

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