



## REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS  
Aquatic Invasive Species • Septic Inspector  
Drainage Inspector • Agricultural Inspector*

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### REDWOOD COUNTY PLANNING COMMISSION

#### *MINUTES*

**Meeting Date: November 9, 2021**

A meeting of the Redwood County Planning Commission convened on Tuesday, the 9<sup>th</sup> day of November, 2021, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Jeff Huseby, DeVonna Zeug, Mark Madsen, Mike Kaufenberg, and County Commissioner Dave Forkrud. Mike Scheffler was absent. Also present were the following individuals: David Swantek, Peg Anderson, Greg Knight, Vicki Friedrichs, Jodi Bunting, Roger Pabst, Scott Reinhart, Zoning Administrator Scott Wold, and Land Use & Zoning Supervisor Nick Brozek.

At 12:00 p.m. the November 9<sup>th</sup>, 2021 Redwood County Planning Commission meeting was called to order by Chair Huseby.

Chair Huseby then read the Planning Commission rules and procedures. Printed copies were available to the public.

At 12:03 p.m. Chair Huseby called to order a public hearing on Application for Rezoning #1-21r, submitted by David Swantek of the Minnesota Department of Veterans Affairs.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the matter:

1. 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.
2. 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.
3. 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.

4. 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.
5. The cemetery will have two access points onto Noble Avenue, a main entrance and a smaller maintenance entrance.
6. 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.
7. 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.
8. 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.

David Swantek was present at the meeting to explain the project. He made the following statements to the Commission:

- Mr. Swantek is the Deputy Director of Memorial Affairs at the Minnesota Department of Veterans Affairs.
- The Department is seeking to construct a new state veteran's cemetery.
- The project has been over a decade in the making.
- He is applying to rezone part of the property that was donated by Redwood County to the state for the cemetery use.
- The property is located in two different zoning districts – Urban Expansion and Agriculture.
- Map exhibits provided with the application show shaded area as the area currently zoned Agriculture. Very little of the future developed area is located in the current Ag zoned area. None of the current burial phase is located in the Ag area. Pink dashed lines on the map show the current phase.
- The initial cemetery phase is projected to cover 10 years of operation. More grave sites will be developed over time, in 5-year phases to avoid any gap in availability.
- Two full and several partial future burial sections are located in the Ag district. Also a roadway, pond and building will be located in the Ag zoned area.
- The Department wants to rezone the Ag area to Urban Expansion so the whole property has the same zoning.

The Planning Commissioners asked the following questions:

- How many burial plots will there be total on the site?
- When does the Department want to start the project?
- How will each grave be marked?

Mr. Swantek provided the following responses to the Planning Commissioners:

- The cemetery will have over 20,000 grave sites when it is fully built out.

- The dirt moving part of the project has already started, but not within the area currently zoned Agriculture.
- The grave markers will be uniform, as at Fort Snelling cemetery. The Redwood County cemetery will be the 4<sup>th</sup> state veterans' cemetery in Minnesota. Cemeteries were previously constructed at Little Falls in 1994, Preston in 2015, and Duluth in 2018. In all, these cemeteries saw 10,000 burials as of last year.

Chair Huseby asked if anyone was present to speak in support of the project. No one came forward.

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Huseby closed the public meeting at 12:12 p.m.

Zeug made a motion to approve Application for Rezoning #1-21r. The motion was seconded by Madsen and passed unanimously.

At 12:14 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #14-21, submitted by Vicki Friedrichs.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the matter:

1. 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.
2. The property is in the Agricultural District. The Zoning Ordinance states that any commercial outdoor recreational event is a Conditional Use.
3. The farm site address is 29446 370th 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.
4. 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.
5. 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.
6. Per state rules, a camp site manager must be on site 24 hours a day while campers are present.
7. Parking for non-campers will also be provided, for about 60 vehicles.
8. 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.

9. Food will be provided by food truck. Portable restrooms will be provided throughout the site, and there will be a first aid station.
10. 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.
11. 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.
12. 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.
13. 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 tend will be erected next to it.
14. Grass will be planted in the parking and camping areas. This will be cut and baled prior to the event each July.
15. 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.
16. The closest third-party dwellings to the site are as follows: (1) 29770 370th Street, about 1420 feet east of the site; (2) 29837 370th 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.
17. 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.
18. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Vicki Friedrichs and Greg Knight were present at the meeting to explain the project. They made the following statements to the Commission:

- Ms. Friedrichs is seeking to open and operate an annual country music and camping festival on a 10-acre property near Delhi.
- The first annual event is to be held in July of 2022.
- The event will be a 3-day camping and music festival. It will be a smaller venue compared to other festivals, with no more than 1,000 attendees. (Compared to Winstock that has 20,000 attendees).
- There will be up to 200 camper sites plus room for parking for day ticket holders.
- The event is envisioned as "all-inclusive" with tickets covering camping, music, food, drink tickets, and some branded merchandize.
- They are working on a safety plan and will hire a security team with medical training.

- They will maintain contact with the national weather service and arrange to receive a call or email with emergency actions.
- They spoke with the neighboring property owners.
- One landowner brought up the following issues:
  - o Trash – a grounds crew will pick up during and after the event. There will be no glass bottles allowed. A fence will be placed around the perimeter on both sides of the edge roads on the east and west sides of the property.
  - o Trespassing – Fencing will contain the attendees on the site, along with staff and security. Violators will be removed. They will ask neighbors whether they “no trespassing” signs posted on their property.
  - o Parking – there will be no parking on the roads. Sufficient off-street parking will be available for campers and day trippers. They talked to the highway department about traffic control. Early arrival will be allowed on Thursday before the event. They would like to be able to allow people to drop off their campers earlier than that.
- The camp sites will each be 20’ x 40’. There will be two campgrounds, one on each side of the existing driveway. Each of the two campgrounds will be 170’ x 600’ with internal access roads.
- Neighbors have offered to lease additional land for parking. If they lease off-site parking they will shuttle attendees to the festival venue.
- The farm house will be used as the event office. The area behind it will be for staff parking.
- All attendees must be over 21 years old.
- The bands will stop playing at 11pm. Attendees will then go back to their campers or hang out while a DJ plays music till 12pm. Noise and energy will be “ramped down” after 11pm.
- There will be concert seating for all attendees. No mosh pit.
- There will be a tent enclosure around the existing well. It will include the sound and light equipment area.
- \$300-\$500 ticket price is mid-range for this type of event.
- They will serve beer, not liquor. Campers will be able to have their own beverages in the camping area, but no outside beverages will be allowed in the concert area. Campers will have to pass through security to go from the camp ground to the concert area.
- The beer garden is a 40’ x 60’ machine shed. They are opening up the side walls to provide a view of the stage.
- No one lives at the site, which is a former farm site. Friedrich and Knight plan to live there when Knight retires.
- Southwest Sanitation will be hired to clean and empty the portable toilets.
- There is room in the day parking for 40 to 100 parking spots, depending partly on how many camp sites are filled.

The Planning Commissioners asked the following questions of the applicants:

- Will they be building a new driveway?
- Are they going to have tent camping?
- Will campers have to bring their own water?
- Will electricity be provided, or will campers bring generators?
- Will campers be able to bring in their own firewood?
- Will campers be able to place music on their stereos late into the night?
- Will the security guards be armed?
- What is the VIP lounge listed on the site plan?
- Will the site be handicapped accessible?
- Why is the attendee limit set at 1000?
- Will the stage be permanent?

Friedrichs and Knight provided the following responses to the Planning Commissioners:

- They spoke to Tom Werner on the Delhi Township Board about building new approaches.
- They originally were thinking off offering “glamping” in tents, but have decided not to do that. They may offer camper spots to tenters if they do not sell out the tickets to RV campers.
- All the camp sites will be primitive, with no electricity, water, or sewer. Campers will be able to bring in their own generators.
- They will not allow camp fires.
- Each of the two camp ground areas will have a full time manager. The managers will enforce 12:00pm quiet time.
- Guests will not be allowed to bring in weapons. Whether security will be armed will be left up to the security company.
- The VIP lounge is just an indoor seating area. They wanted another building available for shade. Their beer distributor recommended a second beer garden.
- They will have concrete floor in the beer garden and VIP lounge. The house/office has a ramp. The portable toilets will be ADA complaint.
- They figured a comfortable seating arrangement would allow 3’x3’ for each person on the site.
- The stage will be temporary and set up by professionals.

Friedrichs asked about the proposed condition that there be no parking on the public road. She said that attendees may end up lined up on the public road while waiting to be let into the site. But that this will not be for very long. Brozek stated that waiting in line for a reasonable time would not be considered parking.

Chair Huseby asked if anyone was present to speak in support of the project. Jodi Bunting stated that she supports the project. Peg Anderson said she was there just to get more information.

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Huseby closed the public meeting at 12:40 p.m. He then asked Brozek to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

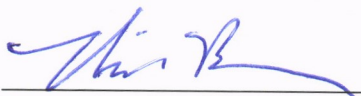
The Planning Commission discussed potential additional permit conditions listed on a handout provided by staff to the Planning Commission and applicants.

Kaufenberg made a motion to approve Application for Conditional Use Permit #14-21, subject to the proposed conditions, including the additional conditions in the handout. The motion was seconded by Madsen and passed unanimously.

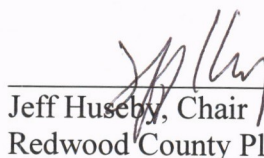
The Commissioners reviewed and discussed the minutes from the September 28, 2021 Planning Commission meeting.

Kaufenberg made a motion to approve the September 28, 2021 Planning Commission minutes as presented. Zeug seconded the motion and it passed unanimously.

Kaufenberg made a motion to adjourn. The motion was seconded by Madsen, and passed unanimously. The meeting was adjourned at 1:00 p.m.



Nick Brozek  
Land Use & Zoning Supervisor  
Redwood County Environmental Office



Jeff Huseby, Chair  
Redwood County Planning Commission