


TO: Redwood County Planning Commission

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

DATE: May 25, 2022

RE: Planning Commission Hearing on May 31, 2022



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 31st day of May, 2022, beginning at 1:00 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 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 Celsie Piehl.

Celsie Piehl is seeking a Conditional Use Permit for a dog boarding and breeding kennel on her home property located at 42901 160th Street, in Section 33 of Brookville Township.

The property is located in the Agricultural District. In said district, any private or commercial dog kennel is a Conditional Use (see Redwood County Code of Ordinances Section 153.142(A)(2)). A kennel is defined in Section 153.007(B) as “a place where three or more of any type of domestic animals, over four months of age, are boarded, bred, or offered for sale.”

The boarding facility will be in an existing 30’x40’ insulated building, with heat and running water. The building has both individual kennel enclosures and group enclosures. A non-porous floor covering will be installed, with a cleanable floor drain. A protective wallboard will be installed. The building will also feature a dog cleaning station. There will be an outdoor play area for the dogs, to be constructed in 2022 or 2023. The kennel will be designed to house up to 20-25 dogs, for both day and overnight boarding.

The dogs will have 24-7 supervision. Proof of vaccination is required.

A solution of hypochlorous acid (similar to chlorine) will be used to disinfect and clean the facility. All dog waste will be collected, composted, and field applied on site.

The breeding side of the operation will happen exclusively in the Piehl’s residence on the site. The breeding dogs and litters will not interact with the boarded dogs. The applicant has three breeding dogs – one male and two females, with a total of three litters spread throughout the year.

The site is accessed from 160th Street, a gravel township road. A concrete pad will be poured to accommodate two parked cars near the kennel building. There is an existing gravel parking area east of the house for additional parking, if needed.



The applicant estimates that there will be an average of 6 visits to the site each day. Drop-off and pick-up hours will be between 8am and 8pm.

The site is 400 feet from JD36 R&B (Sleepy Eye Creek), and is 325 feet from the Floodplain.

The closest third-party dwellings to the site are as follows: (1) 43253 160th Street, about 1860 feet east of the site; (2) 16627 Ridge Avenue, about 3140 feet north of the site; and (3) 21377 370th Street, about 3270 feet south of the site.

There is no county tile near the site.

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

2. Public hearing on Application for Extraction Interim Use Permit submitted by Kevin Shoeberg of GWL Farms Inc.

GWL Farms is seeking to re-permit an existing gravel pit located in Johnsonville Township Section 29. The existing permit, which expires this month, was issued in August, 2012, and covers 18 acres.

The current application is to permit the site for a new 10 year term. Additionally, the site will be expanded to include approximately 22.5 un-mined acres. This is in addition to the existing 7.75-acre stockpiling area. Another 5-acres in the northeast corner of the property has been mined out and is labelled "pond or lake basin on the application.

The scope of the project will also be expanded to include asphalt reclamation and a possible temporary concrete batch plant.

The site is located in the Agricultural District. Portions of the site are also located within the Shoreland and Floodplain overlay Districts. Gravel mining is an Interim Use Permit in all three districts, pursuant to Redwood County Code of Ordinances Sections 153.143, 153.245(B)(2)(b), and 153.093(C)(2).

Mining activity on the site will consist of the extraction of gravel material. Equipment may be stored on site. No buildings will be erected or used in the extraction or stockpile areas.

The Shoreland and Floodplain Districts include heightened standards for mining operations, including, but not limited to, the following:

- No fill, obstruction, storage of material or equipment.
- Must submit a long-term site development plan including erosion and sedimentation prevention measures.
- No storage of anything flammable, explosive, or potentially injurious.
- Must keep bare, non-vegetated or un-mulched, land to a minimum.
- Sediment controls must be in place and vegetation established as soon as possible.
- No unstable slopes.
- Must provide restoration plan.



The site is located along the Cottonwood River. A setback from the River must be established.

The site is accessed from 180th Street. From there it is 1 ½ miles north to CSAH 4, or 1 ½ miles east to CSAH10.

At the end of the permit term, the extraction area will be reclaimed by flattening all slopes greater than 3:1 (run to rise) and placing the reserved overburden (topsoil) back on the slopes around the perimeter of the pond. Grass will be planted around the perimeter of the pond.

The estimated cost of reclamation is \$5,000. Per ordinance, the minimum reclamation bond is \$70,000.

The closest third-party dwellings to the site are as follows: (1) 16388 180th Street, about 4000 feet west of the site; (2) 17698 CSAH4, about 4180 feet north of the site; and (3) 16871 Eagle Avenue, about 5600 feet south of the site. Additionally, there is a private recreational camp site located approximately 660 feet east of the site, in a former gravel pit.

There is no county tile or open ditch near the site.

Soils present on the site include Havelock-Zumbro complex, 0 to 3 percent slopes, frequently flooded; Du Page loam; Havelock clay loam, 0 to 2 percent slopes, occasionally flooded; Estherville sandy loam, 0 to 2 percent slopes; Wadena loam, 0 to 2 percent slopes; and historical pits, gravel.

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

3. Public hearing on Application for Conditional Use Permit submitted by William Richards of Wilder Pageant Inc. o/b/o Loos Gravel Music Festival.

Bill Richards and Wilder Pageant Inc. are seeking to permit a two-night annual music and camping festival at the Wilder Pageant site in Section 25 of Springdale Township. The event is

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called Loose Gravel Music Festival.

The property is owned by Jeff Farber, who signed the permit application as the landowner. The site address is 11505 Crown Avenue.

There is currently no permit for the site. The Wilder Pageant has been operating for many years and is presumed to be “grandfathered” and therefore is able to operate without a permit. However, overnight camping and music festival represents an expansion of the scope of activity on the site, and consequently a permit is required. Redwood County Code of Ordinances Section 153.142(A)(1) states that “any commercial outdoor recreational area or outdoor event” is a conditional use in the Agricultural District.

The event is a 2-night music festival with optional overnight camping offered because there are not many overnight accommodations close by. The festival is open to dues-paying members and paying attendees. The event was started last year, without camping, and had 130 paying attendees. There will be 25-30 camp sites offering primitive camping. Each camp site will be 40’ x 50’ in area and will be reached via a 50’ wide access road. There will be a 6-person limit per site.

Porta-potties garbage containers and recycling containers will be provided for the event. The porta-potties will be handicapped accessible. There will be three porta-potties in the stage area and 3 in the camping area. Additionally, attendees will also have access to the permanent bathrooms at the pageant site. Six trash containers and two recycling containers will be provided by Southwest Sanitation.

Potable water will be provided by the City of Walnut Grove.

A private security team will be hired for the event, similar to what is done currently for the pageant. The Walnut Grove ambulance service will be on site during the event. A first aid tent will be set up and staffed by an EMT. An air-conditioned space will be provided for those needing to cool off. Weather will be tracked by NWS. The control booth can hold up to 50 people in the event of inclement weather. If evacuation is necessary, people will be directed to shelter at Walnut Grove Public School, 1.5 miles away.

The site is accessed from Crown Avenue, a paved county road also called County Road 78.

Parking will be provided on site, consisting of eight double rows of parking indicated by temporary signs. There will be space for 500 vehicles. Three or four parking lot assistants will direct traffic. It is anticipated that this event will have less traffic than the pageant events. The total anticipated attendance is 500 people over the course of the two-day event.

The closest third-party dwelling to the site is located at 15302 CSAH20, about 1700 feet northeast of the site. Jeff Farber’s residence is located 450 feet west of the site. Plum Creek



County Park is located 1300 feet south of the site. The city of Walnut Grove is 2400 feet east of the site. The Walnut Grove Cemetery is 25' southwest of the parking area.

There is no county tile or open ditch near the site.

Plum Creek lies on the east side of the site.

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



4. Public hearing on Application for Extraction Interim Use Permit submitted by Jared Maas o/b/o of John Zwach Trust, landowner.

Jared Maas is seeking to permit a historic gravel site owned by John Zwach Trust in Gales Township Section 13. This is an old pit site that is not currently permitted.

The site is located in the Agricultural District, as well as partly in the Shoreland and Floodplain overlay districts. Gravel mining is an interim use in all three districts.

Maas intends to mine gravel and aggregate material for private construction projects and township uses.

The site is adjacent to an unnamed tributary of the Cottonwood River, also known as JD 12 R & L.

The Shoreland and Floodplain Districts include heightened standards for mining operations, including, but not limited to, the following:

- No fill, obstruction, storage of material or equipment.
- Must submit a long-term site development plan including erosion and sedimentation prevention measures.
- No storage of anything flammable, explosive, or potentially injurious.
- Must keep bare, non-vegetated or un-mulched, land to a minimum.
- Sediment controls must be in place and vegetation established as soon as possible.
- No unstable slopes.
- Must provide restoration plan.

The site is accessed from 200th Street. From there is a 1 mile east to CSAH 5.

There is no county tile near the site.

The naturally existing surface drainage pattern will not be changed. There will be no wash plant on the site.

At the end of the permit term, the site will be graded and re-sloped and seeded. Part of the pit will be reclaimed as a pond.

No buildings will be erected or used in the extraction area.

The estimated cost of reclamation is \$15,000. Per ordinance, the minimum reclamation bond is \$26,000.

The closest third-party dwellings to the site are as follows: (1) 19322 CSAH 5, about 2200 feet southeast of the site; (2) 15757 200th Street, about 2950 feet northeast of the site; and (3) 19235 CSAH 5, about 3700 feet southeast of the site.

Soils present on the site include Estherville sandy loam, 2 to 6 percent slopes; Havelock-Zumbro complex, 0 to 3 percent slopes, frequently flooded; and Amiret-Swanlake loams, 2 to 6 percent slopes.

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

