



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 10-22 Date: 7/25/22

Location of Proposed Use:

Address: 12446 370th St. City: Redwood Falls State: MN Zip: 56283
House # Street Name

Parcel #: 52-021-2060 Township: Delhi Section: 21 Twp #: 113 Range: 36

Legal Description:

N 1040' E 420' E 1/2 NW 1/4 10.03A

Information about the Site:

Zoning District: Agriculture

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

We are proposing to have special events, such as weddings, birthdays, anniversaries, graduations, reunions, etc.

Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: _____ Total Height: _____

Setbacks: (Please enter in feet)

Side Yard Setback: 10' Direction: West

Side Yard Setback: 10' Direction: East

Rear Yard Setback: 10' Direction: South

Road Type: Township Setback from the Right-of-Way: 67'

Right-of-Way Width from Centerline 100 ft

Type of Sewer System:

Portable restrooms / portable sewage tank

Drainage Plan:

Natural surface water drainage

Other information:

[Empty box for other information]

Applicant Information:

First Name: Vicki Last Name: Friedrichs
Business Name: _____
Address: 2944 370th St. City: Redwood Falls State: MN Zip: 56283
Home Phone: _____ Cell Phone: 612-799-9955 Email: vicki-friedrichs@gmail.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: [Signature] Date: 6/14/2022

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

Permit Fee: \$700 Receipt #: 27092 Date Approved: _____

Application Received: 7/25/22

Commission Action: _____ County Board Action: _____
Approved: _____ Date: _____ Approved: _____ Date: _____
Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

BUSINESS PLAN

Vicki's Special Events – Galstad Farm
29446 370TH St., Redwood Falls, MN 56283 (Delhi Township)

July 15, 2021

Management

Vicki Friedrichs – CEO

Greg Knight – VP of Operations

Goal/Objective and Product/Service

The Galstad Farm is a very unique, country and rustic destination, with 10 acres in southwest Minnesota, designed for special events, from weddings, anniversaries, reunions, private parties, business meetings and dinners...to so much more. The 10 acres is surrounded by beautiful cornfields (subject to change with the farmers choice of crops on the south, west and east sides), with the privacy and rustic feel to give the guests an intimate feel for their event.

Target Market

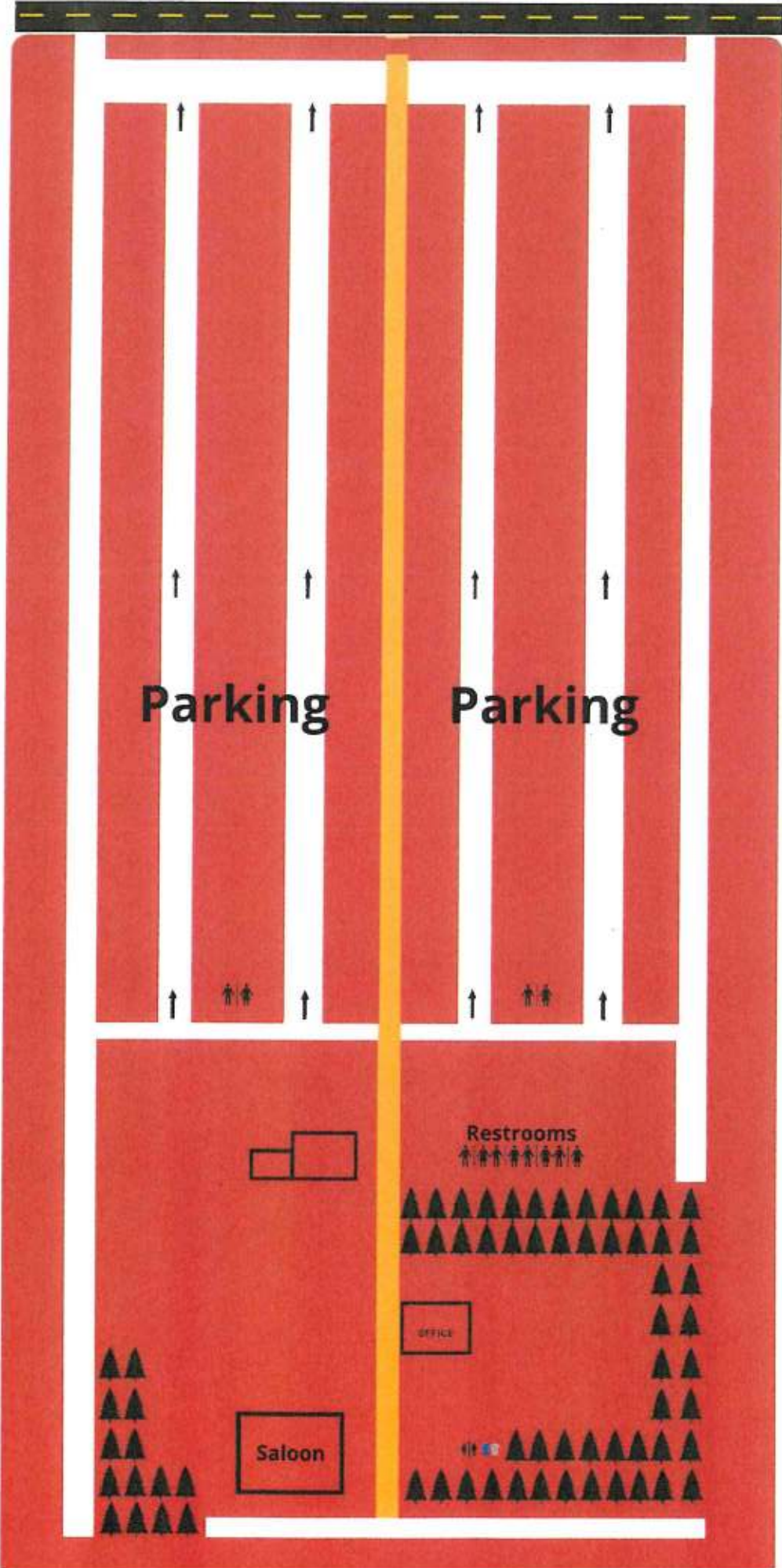
The target market is male and female equal. Most of the target market will be within a 150 mile radius, that have the love for a country setting for their event.

Pricing Strategy


Since all events are customized, the pricing will be TBD per event.


Organizational Timeline

The special events could start asap.



LEGEND

 RESTROOMS

 TRASH/
RECYCLING

Safety, Security & Emergency Plan Vicki's Special Events

1. SAFETY

a. Health, Safety & Welfare

- i. VSE will properly manage health, safety & welfare plans for attendees, vendors and staff/volunteers
- ii. Staff will have required training for the safety of everyone at VSE

b. EMS – Emergency Medical Services

- i. Entrance/exit & Directions
 1. (1) Designated driveway for EMS
 2. Directions will be given to all
- ii. *Sheriff-Redwood County* (Sheriff Randy Hanson 507-637-4036)
 1. Aware of special event dates (if required)
- iii. *Fire Dept - Fire Chief* (Jeff Bombersbach 507-828-1475)
 1. Aware of special event dates (if required)
 2. Saloon
 - a. Talked to MN Dept of Labor (Greg Metz 651-284-5884)
 - i. Capacity under 300 people -- compliant per Greg 3/8/2022
 1. No sprinkler system needed
 2. Exit signs not necessary, since wide open N, W & E
 3. Have 4' walkway, unobstructed with furniture N, W, E
 4. Fire extinguishers (1) required, (2) recommended
- iv. *Redwood Falls Hospital/ER/Ambulance* (Ambulance – Lewis Louwagic 507-829-6154)
 1. Aware of special event dates (if required)

c. Traffic Control

- i. Clear and large signage
 1. Parking areas will be clearly marked

d. ATVs/4-Wheelers/Golf Carts not permitted for attendees

- i. Only security & staff will have

2. SECURITY/SAFETY GUARDS

a. Midwest Protection Agency (Mike Scaman 763-421-2966 x 601)

- i. Professional security guards (only if required)

b. VSE Volunteers

- i. "Safety" guards will be on-site (if required or needed)

Friedrichs site map



Parcel ID 52-021-2060
 Sec/Twp/Rng 21-113-36
 Property Address 29446 370 ST RWF
 56283

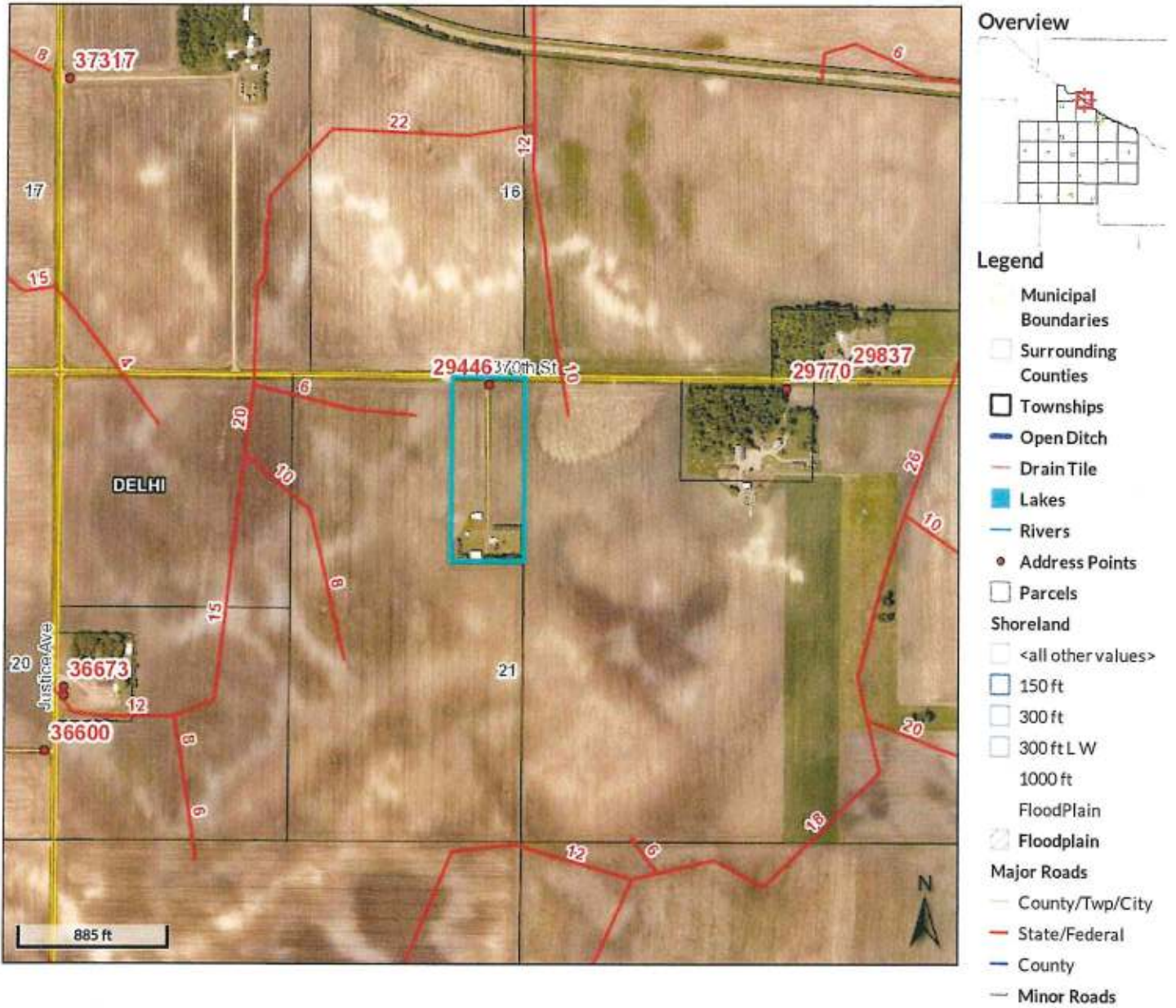
Alternate ID n/a
 Class RESIDENTIAL\ SINGLE UNIT
 Acreage 10.03

Owner Address GALSTAD FARM LLC
 21575 CO RD 30
 COCORAN MN 55340

District n/a
 Brief Tax Description N 1040' E 420' E1/2 NW1/4 10.03A
 (Note: Not to be used on legal documents)

Date created: 8/19/2022
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Friedrichs area map



Parcel ID 52-021-2060
 Sec/Twp/Rng 21-113-36
 Property Address 29446 370 ST RWF
 56283

Alternate ID n/a
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Developed by Schneider
 GEOSPATIAL

Conditions for Permit No. 10-22 (Vicki Friedrichs – Vicki's Special Event)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County 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. The permit holder shall obtain garbage dumpsters and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpsters 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 shall 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 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.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
6. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements.
7. 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.
8. 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.
9. Adequate measures will 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 law, rules, and regulations. Parking and/or loading on the public road or within the road right-of-way is prohibited.
10. Lighting on the site shall not be directed to shine at, or onto, neighboring properties, or the public road right-of-way.

11. Event attendees shall not trespass on neighboring properties.
12. The permit holder shall provide emergency plans for approval by the Redwood County Sheriff and the Redwood County Zoning Administrator. These plans shall address the health and safety of the attendees, inclement weather, fire, ambulance service, and crowd control. The emergency plans shall be subject to periodic review by the County Board of Commissioners, which may seek and rely on the expertise of the Sheriff, Highway Engineer, Fire Marshall, Emergency Manager, or any other official or expert.
13. The permit holder shall maintain a contract with the provider of the portable toilets to maintain and empty the toilets as needed, and provide additional toilets if needed.
14. The permit holder shall clean up all debris and trash from the site after the end of the event, including, in cooperation with the landowner, any debris that has migrated into neighboring fields.
15. Fire protection shall be determined by the fire chief that has jurisdiction over the area in which the site is located.
16. The daily hours of operation shall be between 8:00 a.m. and 10:00 p.m.
17. 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.



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

REDWOOD COUNTY PLANNING COMMISSION

**Vicki Friedrichs
Conditional Use Permit Application #10-22
August 30, 2022**

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: _____