



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: July 26, 2022

A meeting of the Redwood County Planning Commission convened on Tuesday, the 26th day of July, 2022, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: DeVonna Zeug, Jeff Huseby, Mike Kaufenberg, Mike Scheffler, Mark Madsen, and County Commissioner Dave Forkrud. Also present were the following individuals: Chett Bisel, Dale Bednarek, Rick Morris, Donovan McCain, Roger Pabst, Frank Munshower, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the July 26th, 2022 Redwood County Planning Commission meeting was called to order by Chair Zeug.

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

At 1:03 pm Chair Zeug called to order a public hearing on Application for Conditional Use Permit #9-22, submitted by Donovan McCain o/b/o Verizon Wireless.

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

1. Verizon is proposing to construct a new 250 foot tall self-supporting telecommunications tower and equipment platform in the SE1/4 of the SW1/4 of Section 30, North Hero Township. The tower will include a lightning rod adding another 9 feet to the total height. The tower will be built on land leased from Nancy Baker, located north of 110th Street about one quarter of a mile east of CSAH 5, south of the City of Walnut Grove. The tower will include a Verizon antenna to accommodate increased wireless data and streaming usage. The tower will also have the capacity to house antennas from up to two additional providers.
2. The tower site will include a gravel driveway and parking area and perimeter fence. The fence will enclose a 48' x 54' compound within the 100' x 100' leased area. The fence will be 6' tall chain link topped with three strands of barbed wire.

3. The proposed communications tower is located in the Agricultural District. Redwood County Code of Ordinances Section 153.142 states that “Cellular Telecommunications Towers” are a conditional use in the Agricultural District.
4. In accordance with the application requirements stipulated in Section 153.381 of the Ordinance, Donovan McCain of Buell Consulting, Inc., acting on behalf of Verizon, submitted the following documents and information:
 - i. CUP application, project summary, and evidence of compliance with ordinance requirements
 - ii. Site plan and construction drawings
 - iii. Review of alternative structures
 - iv. Engineer’s statement
 - v. FCC licensure
 - vi. Colocation agreement
 - vii. Certificate of liability insurance
5. In addition to the above requirements, Section 153.386 of the Ordinance lists the following performance standards for telecommunications towers:
 - i. A tower shall be located on a parcel of land so as to have the least impact on adjoining properties and any negative impact of the tower shall be confined as much as possible to the property on which the tower is located.
 - ii. Generally, only one communication tower is permitted on a parcel of land. If, in the opinion of the Redwood County Planning Commission, a particular parcel is well suited for more than one communications tower, the additional tower may be allowed following the issuance of a conditional use permit. All other standards contained in the Ordinance must be met.
 - iii. Towers are prohibited on any property whose principle use includes the storage, distribution, or sale of volatile, flammable, or hazardous materials such as LP gas, propane, gasoline, natural gas, and corrosive or dangerous chemicals.
 - iv. Structural design, mounting and installation of the antenna and tower shall be in compliance with manufacturer specifications. The plan shall be approved and certified by a registered professional engineer.
 - v. In general, self-supporting towers (i.e. those without the use of wires, cables, beams or other means) are preferred.
 - vi. All towers shall be reasonably protected against unauthorized climbing. The bottom of the tower from ground level to 12 feet above ground shall be designed in a manner to preclude unauthorized climbing or shall be enclosed by a six-foot high chain link fence with a locked gate.
 - vii. Permanent platforms or structures, exclusive of antennas, other than that necessary for safety purposes or tower maintenance are prohibited.
 - viii. All Communications towers and their antennas shall be adequately insured for injury and property damage caused by collapse of the tower. A “certificate of insurance” shall be filed with the Redwood County Environmental Office prior to commencing operation of the facility.
 - ix. No temporary mobile sites are permitted except in the case of equipment failure, equipment testing, or in case of emergency situation as authorized by the County Zoning

Administrator. Use of temporary mobile cell sites for testing purpose shall be limited to twenty-four (24) hours; use of temporary mobile cell sites for equipment failure or in the case of emergency situations shall be limited to a term of thirty (30) days. The Redwood County Zoning Administrator can extend these limits.

- x. Construction of an approved tower, including all accessory structures, including footings and foundation, must be completed within one (1) year following the date of the permit.
 - xi. The tower will need to be lighted as required by the FAA. If no light is required, the tower will be lit with a red strobe light.
 - xii. Colored guide guard sleeves will be placed on the anchors to make them visible or each wire guide shall be surrounded by at least a six (6) foot high fence.
6. In addition to the performance standards, Section 153.388 contains the following aesthetic requirements:
- i. Metal towers shall be constructed of, or treated with, corrosive resistant material.
 - ii. Towers and antennae, including support cables and structures, and fencing shall be designed to blend into the surrounding environment to the maximum extent possible through the use of color. Communication towers not requiring FAA/FCC painting/marketing shall have either a galvanized finish or be painted a non-contrasting color consistent with the surrounding area.
7. Furthermore, Section 153.390 requires ongoing maintenance as follows:
- i. Tower owners shall at all times employ ordinary and reasonable care and shall install and maintain and use nothing less than commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injuries, or nuisances to the public.
 - ii. Tower owners shall install and maintain towers, telecommunication facilities, wires, cables, fixtures, and other equipment in substantial compliance with the requirements of the National Electric Safety Code and all FCC, state, and local regulations, and in such manner that will not interfere with the use of other property.
 - iii. All towers, telecommunication facilities and antenna support structures shall at all times be kept and maintained in good condition, order, and repair so that the same shall not menace or endanger the life or property of any person.
 - iv. Licensed maintenance and construction personnel shall perform all maintenance or construction on a tower, telecommunication facilities or antenna support structure.
 - v. All towers shall maintain compliance with current radio frequency emissions standards of the FCC.
 - vi. Antenna and tower owners shall be required to conduct an annual inspection of their facilities to insure continuing compliance with this Ordinance. A copy of the annual inspection report shall be provided to the zoning administrator.
8. The closest county tile line to the proposed tower site is located about 200 feet south of the site, on the opposite side of 110th Street.
9. There is no county ditch on the property.

10. The closest residence to the tower site is that of landowner Nancy Baker, located about 700 feet east of the site. The four closest third-party residences to the proposed site are as follows: 16700 110th Street, about 1900 feet east of the site; 10994 Co. Hwy 5, about 1900 feet west of the site; 10914 Co. Hwy 5, about 2000 feet west of the site; and 11100 Co. Hwy 5, about 2200 feet northwest of the site.
11. Section 153.384 of the Ordinance requires that communications towers be set back at least the height of the tower plus 100 feet from the following structures and features:
 - i. Neighboring residences
 - ii. Property lines and public street right-of-way lines
 - iii. All structures not belonging to the applicant
12. However, the ordinance allows the set back from a property line to be reduced if the tower is “designed and engineered to collapse progressively within the distance between the tower and the property line.” The proposed tower is designed to collapse within a radius of 125 feet, as described in an engineer’s statement provided by the tower manufacturer (Exhibit C – 2018 Engineer’s statement).
13. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Donovan McCain presented the project to the Planning Commission. She made the following statements to the Commission:

- Verizon is proposing to construct a new telecommunications tower.
- It will be a 250 foot tall self-supporting tower. There will be no guide wires.
- The project was previously permitted in 2018, but wasn’t built. The project proposal has not changed since then.
- The project will improve service for residents in the area.

The Planning Commissioners made the following comments:

- Is it typical to have no guide wires?
- Is 250’ a typical height?
- Is the applicant ok with the conditions?

Mr. McCain responded to the Planning Commissioners’ comments and questions as follows:

- It is typical for towers under 300 feet tall to be self-supporting.
- Guided towers are cheaper to construct than self-supporting towers, but it is easier to work with self-supporting towers.
- The tower is engineered to withstand wind up to tornado level winds.
- 250 foot towers are typical for this area.
- The proposed permit conditions look fine.

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

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

Chair Zeug then closed the public meeting at 1:06 pm.

Chair Zeug directed Brozek to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Madsen made a motion to approve Application for Conditional Use Permit #9-22 subject to the conditions proposed by staff. The motion was seconded by Kaufenberg and passed unanimously.

At 1:13 pm Chair Zeug called to order a public hearing on Application for Rezoning #1-22r, submitted by Dale Bednarek of Farmers Union Industries.

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

1. Farmers Union Industries (FUI) is in the process of purchasing two lots in the Wertish Addition, east of the City of Redwood Falls. Specifically, these are Lots 4 and 5 of Block 1, Wertish Addition. FUI is seeking to rezone the two lots from B-1 Highway Service Business District, to I-1 Industrial District.
2. The two lots in question were zoned B-1 at, or around, the time the Wertish Addition was originally platted, and have remained thus zoned since that time. The lots have never been developed. FUI is purchasing the lots from Tim Wertish.
3. FUI is proposing to use the two lots to expand its subsidiary business, Artex Manufacturing. The current Artex site is located adjacent to the two lots, being just across Wacouta Trail to the west.
4. In a related matter, FUI is simultaneously working with Paxton Township to abandon a utility and drainage easement along the center lot line of the two lots, and replace it with a similar easement on the west side of the western lot, adjacent to the Wacouta Trail right of way. This will allow them to combine the two lots into a single parcel, and utilize both for the construction of a new building.
5. The current Artex property west of the two lots is already zoned I-1, as is the Kibble property south of the lots, on the south side of US Hwy 71. The land north and east of the lots is zoned R-1 Rural Residential District.
6. A copy of the Rezoning application and maps are enclosed.

Attorney Frank Munshower presented an updated survey of the property. He made the following statements to the Commission:

- The survey has been updated to show the easement currently running through the middle of the two lots, being vacated and moved to the edge of the site.

Dale Bednarek presented the project on behalf of Farmers Union Industries. He made the following statements to the Commission:

- This is a great opportunity to grow the Artex business.
- It provides more space for the Artex to grow.

The Planning Commissioners made the following comments:

- Is this property west of the existing Artex site?
- Is the township ok with the rezoning?

Mr. Bednarek responded to the Planning Commissioners' comments and questions as follows:

- The parcels being rezoned are east of the current Artex site.

Rick Morris responded on behalf of Paxton Township as follows:

- The township board supports the rezoning.

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

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

Chair Zeug then closed the public meeting at 1:19 pm.

Scheffler made a motion to approve Application for Rezoning #1-22r. The motion was seconded by Huseby and passed unanimously.

The Commissioners reviewed and discussed the minutes from the May 31, 2022 Planning Commission meeting.

Forkrud made a motion to approve the May 31, 2022 Planning Commission minutes as presented. Kaufenberg seconded the motion and it passed unanimously.

Huseby made a motion to adjourn. The motion was seconded by Scheffler, and passed unanimously. The meeting was adjourned at 1:24 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



DeVonna Zeug, Chair
Redwood County Planning Commission