

TO: Redwood County Planning Commission

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

DATE: October 18, 2022

RE: Planning Commission Hearing on October 25, 2022



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 25th day of October, 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 one (1) public hearing. A brief summary of the subject matter of the hearing is set forth below.

1. Public hearing on Application for Conditional Use Permit submitted by Vicki Friedrichs.

Ms. Friedrichs is proposing several changes to her previously issued Conditional Use Permit for an annual music festival on her property located at 29446 370th Street, Redwood Falls, in Section 21 of Delhi Township. The site is currently permitted, via Conditional Use Permit, for an annual 21+ music and camping festival with a maximum attendance of 1000 per day. It is zoned agricultural. Outdoor commercial recreation is a Conditional Use in the Agricultural District.

Specifically, Ms. Friedrichs proposes to increase the annual attendance limit to 5000 attendees per day. She also proposes to reduce the minimum age requirement from 21 years, to 18 years. Finally, she is expanding the footprint of the site to include additional camping and parking areas.

Ms. Friedrichs is in the process of purchasing an additional 16.59 acres on the east and south sides of her current property (see attached survey). She intends to use this additional land for event camping and parking. The neighboring owner, Betty Galstad Miller, provided a signed statement agreeing to the sale.

Regarding the reduction of the age limit, the event will have a "zero tolerance" rule for underage drinking.

The site has two access points onto the township road (370th Street). A large parking area has been established for the music festival.

The closest county tile line to the proposed project site is located about 180 feet west of the site. It consists of a 6-inch branch of CD 88. Per county tile maps, the expanded parking/camping area will include part of the up-stream end of this tile line.

The closest open ditch to the site is Cd12 Branch A Lat A Branch 5, about 3250 feet west of the site.

The three closest third-party residences to the proposed site are as follows: 29770 370th Street, about 1415 feet east of the site; 29857 370th Street, about 1740 feet east of the site; and 36671 Justice Avenue, about 1980 feet southwest of the site.

A business plan, site map, and Safety and Emergency Plan provided by the applicant in connection with her previous application are attached to the enclosed permit application.

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

