



## 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

#### *MINUTES*

**Meeting Date: October 25, 2022**

A meeting of the Redwood County Planning Commission convened on Tuesday, the 25<sup>th</sup> day of October, 2022, at the Redwood County Government Center.

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

At 1:01 p.m. the October 25<sup>th</sup>, 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 1:05 pm Chair Zeug called to order a public hearing on Application for Conditional Use Permit #12-22, 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 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.
2. 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.
3. 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.

4. Regarding the reduction of the age limit, the event will have a “zero tolerance” rule for underage drinking.
5. The site has two access points onto the township road (370th Street). A large parking area has been established for the music festival.
6. 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.
7. The closest open ditch to the site is Cd12 Branch A Lat A Branch 5, about 3250 feet west of the site.
8. 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.
9. 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.
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Vicki Friedrichs and Greg Knight were in attendance to present the project to the Planning Commission. They made the following statements to the Commission:

- They are seeking three changes to their original permit for their annual music festival:
  - o Increase the capacity from 1000 attendees to 5000 attendees
  - o Lower the age requirement from 21 years to 18 years of age
  - o Acquire additional acreage for parking and camping
- Last year they had about 1000 attendees total over the three-day event.
- The reason for the increase in max attendance is to increase ticket sales. This will increase revenue, which is needed because the artists are raising their rates.
- They had to turn down three vendors due to the 21+ age requirement.
- Other music events, such as WE Fest, let people of all ages into the event.
- They had 16.59 acres surveyed, to purchase from Vicki’s mom.
- 5 acres is on the west side of her existing property, and 10 acres is to the south.
- They are in the process of purchasing this property.

The Planning Commissioners made the following comments:

- An increase to 5000 attendees per day seems high.
- It will be a significant increase in cars/traffic per day.
- More people means more impact.
- What happens if it rains again?
- A number of permits have been requested for this site in a short time. What is the end game?
- How close are the off-site parking areas?

Friedrichs and Knight responded to the Planning Commissioners' comments and questions as follows:

- Last year the event was a very small venue. For comparison, Winstock is 20,000 attendees and WE Fest has 120,000. So 5,000 is still small.
- Vicki doesn't want to ask for a lower number and have to come back again.
- They will put down dust control by the Buntings' property.
- They plan to bring in campers and attendees from the west, and workers, acts, and vendors from the east, to control traffic.
- They used Kramer's truck yard for parking during the rain, and that worked well.
- With the new land, they will have a total of 780 camp sites and 680 parking spaces. Unused camp sites can also be used for parking.
- Parking passes will be issued with the tickets, so people know where to park. This will control traffic and parking.
- The parking areas off site are 1 to 2 miles away.
- Attendees will be carded and issued different colored wristbands depending on whether they are over 21 years old.
- 5,000 attendees per day is the maximum they would ever want.

The Commissioners discussed the possibility of phasing in increased attendance limits gradually over a period of years. They also discussed a permit condition requiring review and allowing for changes to be made to the permit based on how things go.

The Commissioners discussed making the increase in attendance contingent on the property sale being finalized.

Chair Zeug asked if anyone was present to speak in support of the project. The following individuals made statements:

- Jodi Bunting:
  - o She is a neighbor of the site.
  - o The 2022 event was very professional.
  - o Vicki and Greg are dedicated to doing things right.
  - o Security at the event was good – and they checked everyone's license.
- Peg Anderson:
  - o She was only home for part of the weekend of the event, but when she was home she could only barely hear the noise from the event.
  - o She is concerned about the increased traffic from raising the attendee limit.
- Dave Bunting:
  - o During the 2022 event, traffic was controlled well between his brother's place and his mom's place.
  - o Road parking only occurred because of the rain and mud.

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 1:46 pm.

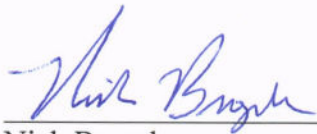
Chair Zeug directed Brozek to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Forkrud made a motion to approve Application for Conditional Use Permit #12-22 subject to the conditions proposed by staff, and the additional condition that the permit will be reviewed after three years to determine whether additional terms or conditions are required in order to address impact on the neighborhood. The motion was seconded by Scheffler and passed unanimously.

The Commissioners reviewed and discussed the minutes from the August 30, 2022 Planning Commission meeting.

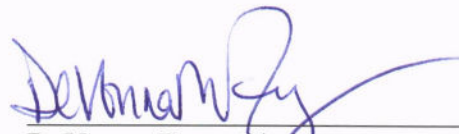
Huseby made a motion to approve the August 30, 2022 Planning Commission minutes as presented. Kaufenberg seconded the motion and it passed unanimously.

Kaufenberg made a motion to adjourn. The motion was seconded by Huseby, and passed unanimously. The meeting was adjourned at 1:55 p.m.



---

Nick Brozek  
Land Use & Zoning Supervisor  
Redwood County Environmental Office



---

DeVonna Zeug, Chair  
Redwood County Planning Commission