



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: January 9, 2023

A meeting of the Redwood County Planning Commission convened on Monday, the 9th day of January, 2023, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Scheffler, Mark Madsen, Jeff Huseby, Mike Kaufenberg, and County Commissioner Dave Forkrud. DeVonna Zeug was absent. Also present were the following individuals: Kenneth Wurtz Jr., Clarence Wurtz Jr., James Waldner, Clarence Wurtz Sr., Mark Wurtz, Land Use & Zoning Supervisor Nick Brozek, and Environmental Director Scott Wold.

At 1:00 p.m. the January 9th, 2023 Redwood County Planning Commission meeting was called to order by Vice-Chair Kaufenberg.

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

At 1:03 pm Vice-Chair Kaufenberg called to order a public hearing on Application for Conditional Use Permit #1-23, submitted by Clarence Wurtz Sr.

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

1. The Upland Hutterian Brethren are seeking to purchase a property in Redwood County described as the Northwest Quarter lying north of the railroad, except .35-acre tract in the northeast corner, 112.15 acres, more or less. They are proposing to build up to eight additional houses on the property. Redwood County Code of Ordinances limits the number of houses on an agricultural property to two, unless a Conditional Use Permit is applied for and granted.
2. The general construction plan is to build the houses clustered together around a central community building.
3. A septic or sewer treatment system will need to be built to collect and treat the sewage generating in the houses and community building.

4. A 14 inch county drain tile line runs through the property. It is part of County Ditch 70. The tile starts half a mile west of the site, north of US Hwy 14, and runs southeasterly for just under two miles, till it outlets into a ravine that drains into the Cottonwood River. A 100 foot setback is required between county tile lines and buildings or structures.
5. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Clarence Wurtz Sr. was in attendance to present the project to the Planning Commission. He made the following statements to the Commission:

- The Upland Hutterian Brethren are in the process of buying the subject property from James Waldner.
- The property has been called 'Sandy River'.
- Upland wants to build a new community, or farm colony, on the Sandy River site.
- Wurtz indicated the aerial photo image provided in the Planning Commissioners packet, of Upland's existing colony near Artesian, South Dakota – 14 miles north of Mitchell.
- The colony at Artesian is getting to the point where they will typically start a separate colony.
- They want to build a colony at Sandy River with housing for enough families to have a workable colony in the future.
- It will be similar to an existing colony in Big Stone.

The Planning Commissioners made the following comments:

- What is the central building shown in the cluster of buildings in the aerial image of the Artesian site?
- On the computer drawing of the proposed new site, how many housing units are in each building?
- What will they do for sewer and water?
- Will they have businesses on the site?

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

- The central building on the aerial image and the computer drawing is a community building that includes a kitchen, dining area, and is used for church.
- Each proposed dwelling building will include between 2 and 6 single family housing units.
- They would like to put in a sewage lagoon, in the style of municipal sewage lagoons, as they have done in South Dakota and in Mountain Lake.
- They would like to continue and expand the existing manufacturing use on the site.
- They will also continue the hog operation as it currently exists, for now, and see how it goes.

The Commissioners discussed setting a specific location on the site that the requested dwellings will be built on. Wurtz and James Waldner indicated that the dwellings will be built in two small fields just east of the existing farm site (the site that includes the hog operation) and the location was marked on a map with a circle.

They also discussed a permit condition limiting the number of housing units.

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

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

Vice-Chair Kaufenberg then closed the public meeting at 2:00 pm.

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

Scheffler made a motion to approve Application for Conditional Use Permit #1-23 subject to the conditions proposed by staff, and the additional condition that construction will be limited to no more than 24 single-family dwelling units. The motion was seconded by Madsen and passed unanimously.

The Commissioners reviewed and discussed the minutes from the November 29, 2022 Planning Commission meeting.

Forkrud made a motion to approve the November 29, 2022 Planning Commission minutes as presented. Huseby seconded the motion and it passed unanimously.

Huseby made a motion to adjourn. The motion was seconded by Madsen, and passed unanimously. The meeting was adjourned at 2:22 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Mike Kaufenberg, Vice-Chair
Redwood County Planning Commission