



## REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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### REDWOOD COUNTY BOARD OF ADJUSTMENT

#### MINUTES

**Meeting Date: January 10, 2023**

A meeting of the Redwood County Board of Adjustment convened on Tuesday, the 10<sup>th</sup> day of January, 2023. The meeting consisted of one public hearing. The meeting was convened at 36419 US Hwy 71, Redwood Falls. The following Board of Adjustment members were present: John Schueller, John Rohlik and Dan Tauer. The following individuals were also present: Paul U'Ren, Chett Bisel, Randy Mage, and Redwood County Land Use & Zoning Supervisor Nick Brozek.

At 8:30 a.m., the meeting was called to order by Chair John Schueller.

The first order of business was the election of officers for the 2023 calendar year.

On a motion by Schueller, seconded by Rohlik, John Rohlik was nominated for Board of Adjustment Chair for 2023. The motion passed unanimously.

On a motion by Schueller, seconded by Rohlik, Dan Tauer was nominated for Board of Adjustment Vice-Chair for 2023. The motion passed unanimously.

Chair Rohlik opened a public hearing on an *Application for Variance*, Permit Application No. 1-23v, submitted by Paul U'Ren. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided an informational packet which included the following information regarding the matter:

1. Farmers Union Industries is proposing to construct an addition to the existing industrial building at the Artex Manufacturing site located at 36419 US Hwy 71, Redwood Falls. The site is also known as Lot 1 of Block 2, Little Crow Addition. Everstrong Construction is the contractor and Paul U'Ren is applying for the permit on behalf of the landowner.
2. The purpose of the addition is to provide more space for Artex's existing industrial activities. The proposed footprint of the addition is 14,350 square feet. Total lot coverage will be about 25%.
3. The addition will be located on the west and north sides of the existing building, wrapping around the existing northwest corner. It will extend out 20 feet to the north from the existing north wall, along the entire length of said wall. It will also extend out 65 feet from the existing west wall, and will run for a total of 190 feet, measured north to south.
4. The west wall of the addition will only be 10 feet from the west property line. The required setback in the Industrial District, in which the property is located, is 15 feet from the side lot line.

5. Farmers Union Industries also owns the two lots abutting the Artex site to the west, and will use those properties to access the addition. However, property lines still exist between adjoining properties that are under the same ownership, unless said properties are combined into a single parcel. Unfortunately, the properties in question here cannot be combined, because they are in different platted subdivisions. The project property is in the Little Crow Addition and the neighboring properties are in the Moccasin Springs First Addition.
6. Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

Paul U'Ren and Chett Bisel were present to explain the project. They made the following statements about the application:

- Welding production is expanding as business grows.
- This site is limited, corner lot, and the proposed addition is close to the property line, which includes an easement for utilities.
- Two transformers were already relocated to make room for the project.
- The easement will still be accessible.

The Board had the following questions and comments:

- How will the variance affect the property line, compared to the easement?

The applicant provided the following responses to the Board and the township:

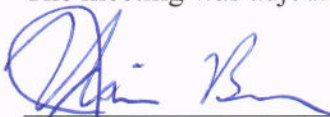
- The addition will be 10 feet from the property line. Artex/Farmers Union also owns the neighboring property, so this will not affect any other landowner.
- The easement extends 10 feet from the property line, so the addition will not be within the easement.

No one spoke in opposition to the variance.

Tauer made a motion to approve the variance, for the length of the west property line, within the building setback line. The motion was seconded by Schueller and passed unanimously.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 18<sup>th</sup> day of August, 2022. On a motion made by Schueller and seconded by Rohlik, it was moved and passed unanimously that said minutes be approved as presented.

The meeting was adjourned at 9:00 a.m.

  
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Nick Brozek, Land Use and Zoning Supervisor  
Redwood County Environmental Office

  
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John Rohlik, Chair  
Redwood County Board of Adjustment