



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 5-23 Date: 5/24/23

Location of Proposed Use:

Address: None Ave City: Redwood Falls State: MN Zip: 56283
House # Street Name

Parcel #: 62-003-200 Township: PAXTON Section: 3 Twp #: 112 North Range: 35 West

Legal Description:

PT OF W1/2 NWFR1/4 LYS & E OF CTR LN CROW CREEK & ALL THAT PT OF NW1/4 SW1/4 LYS & E OF CTR LN CROW CREEK, 44.A

Information about the Site:

Zoning District: Agricultural

NOTICE: Change of land use may affect your property taxes.

General description of the building(s) and proposed use:

Christian Church hall & parking lot for church use.

Building Size: (Please enter dimensions in feet)

Width: 80 Length: 167 Diameter: _____ Total Height: 22'

Setbacks: (Please enter in feet)

Side Yard Setback: 160' Direction: South

Side Yard Setback: 20' Direction: North

Rear Yard Setback: 20 Direction: East

Road Type: City Rd 99 Setback from the Right-of-Way: 345'

Setback from the center of the road 416 ft

Type of Sewer System:

Septic

Drainage Plan:

Retention Pond

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Redwood Gospel Halls Inc. Last Name: BEN TUFFIN

Business Name: _____

Address: 125 Burr Oak Rd City: Redwood Falls State: MN Zip: 56283

Home Phone: _____ Cell Phone: 507 640 0090 Email: btuffin@gmail.com

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____

Business Name: _____

Address: [] _____ City: _____ State: MN Zip: _____

Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from applicant)

First Name: Barry P Last Name: Paskowitz

Address: [] 33511 Noble Ave City: Redwood Falls State: MN Zip: 56283

HomePhone: _____ CellPhone: 507-430-5750 Email: barry@bp livestock.com

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

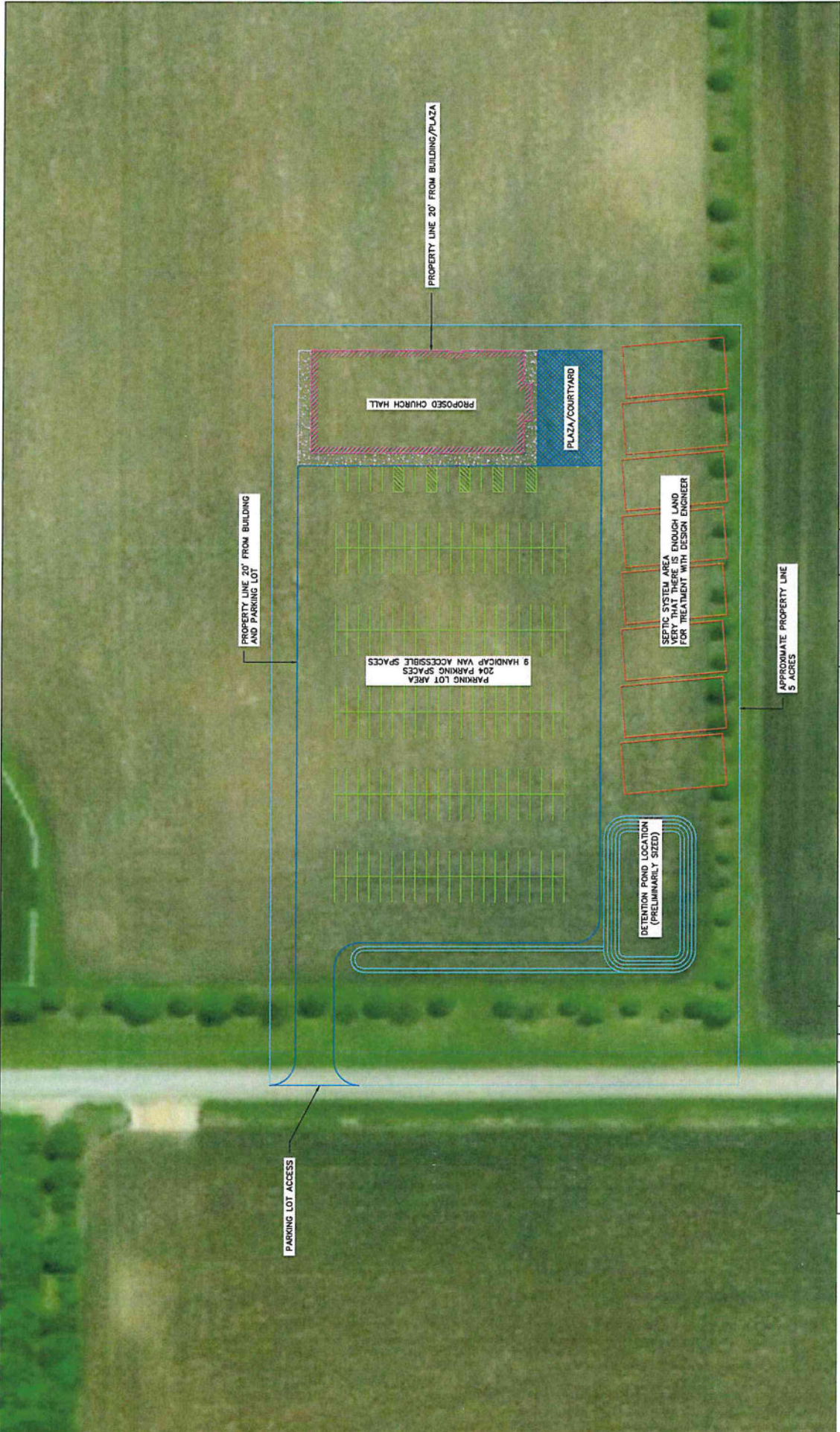
Land Owner Signature  Date: _____

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 344815 Date Approved: _____

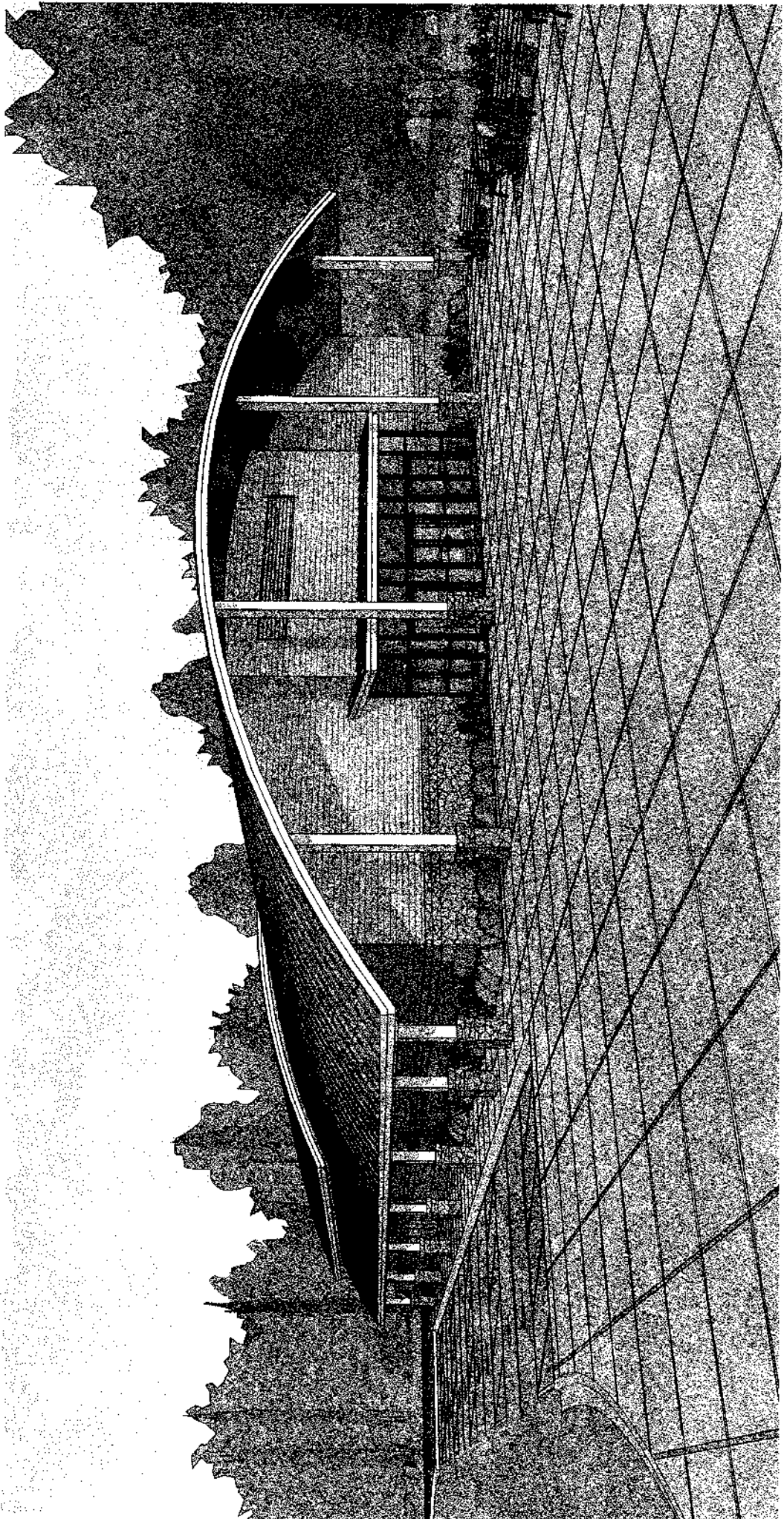
Application Received: 5/24/23

Commission Action:	County Board Action:
Approved: _____ Date: _____	Approved: _____ Date: _____
Disapproved: _____ Date: _____	Disapproved: _____ Date: _____



REV	REVISION DESCRIPTION	DWN	APP	REV DATE

		PD No. 154-25021 (007) 832-8452	DWN BY MPJ	CHK'D MPJ	APP'D MPJ	PROJECT Church Hall	SHEET TITLE Church Hall Schematic
JOHNSON ENGINEERING GROUP		3/9/2023	DWG DATE 3/9/2023	CLIENT Marcus Construction 2580 Highway 12 E Willmar, MN 56201	PROJECT NO. P2023-11	SHEET NO. Fig 1	REV NO. 1
SCALE 1"=70'		APPROXIMATE PROPERTY LINE 5 ACRES					



Session 1				
Days	Start time	Finish time	Number of congregation	Number of vehicles
Sunday	6.00	7.00	30 - 40	10 to 15
Monday	19.00	20.00	30 - 40	10 to 15
Tuesday	19.00	20.00	120 - 180	50 - 60
Wednesday	19.00	20.00	120 - 180	50 - 60
Thursday	19.00	20.00	120 - 180	50 - 60
Friday	19.00	20.00	120 - 180	50 - 60
Saturday	11.30	12.30	120 - 180	50 - 60

** These numbers represent current averages and may vary

*** The times may be subject to a little adjustment to meet local needs

**** The numbers above are the usual usage levels. Occasionally this facility may be used for la

Session 2			
<u>Start time</u>	<u>Finish time</u>	<u>Number of congregation</u>	<u>Number of vehicles</u>
11.30	13.00	400 - 500	100 to 150

larger meetings

Nick Brozek

From: Ben Tuffin <bgtuffin@gmail.com>
Sent: Tuesday, June 6, 2023 10:20 AM
To: Nick Brozek
Subject: Re: Conditional Use Permit application
Attachments: PBCC Redwood - Hall Usage.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

SECURITY NOTICE :

This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact support.

Hello Nick,

Many thanks for your response...

See below my initial answers:

1. Will the parking lot driveway use the existing road approach? **Yes, correct. There is an approach that goes directly into this property**
2. What is the anticipated traffic volume? Will this vary over the course of the week/year? **See attached sheet**
3. What are the anticipated hours of operation? **See attached sheet**
4. How will water be supplied to the site? **We are planning to drill a well for the facility.**
5. How will trash and refuse generated on the site be disposed of? **This will be very minimal and will be removed by members of the congregation and disposed of through one of the communities business refuse facilities. If we do have a special event, we will organize a dumpster to be delivered to the hall.**

Please call or email me if you have any further questions. Thanks for your help.

Kind Regards

Ben Tuffin
Redwood Falls
507 640 0040

On Mon, Jun 5, 2023 at 11:40 AM Nick Brozek <nick_b@co.redwood.mn.us> wrote:

Ben,

This email is regarding the application to construct a church on property located in Paxton Twp Section 3. I am reviewing the application, in preparation for bringing it in front of the Redwood County Planning Commission on Tuesday, June 27, and I have a few questions:

1. Will the parking lot driveway use the existing road approach?
2. What is the anticipated traffic volume? Will this vary over the course of the week/year?
3. What are the anticipated hours of operation?
4. How will water be supplied to the site?
5. How will trash and refuse generated on the site be disposed of?

Thank you for your time.

Respectfully,

Nick Brozek
Environmental Director

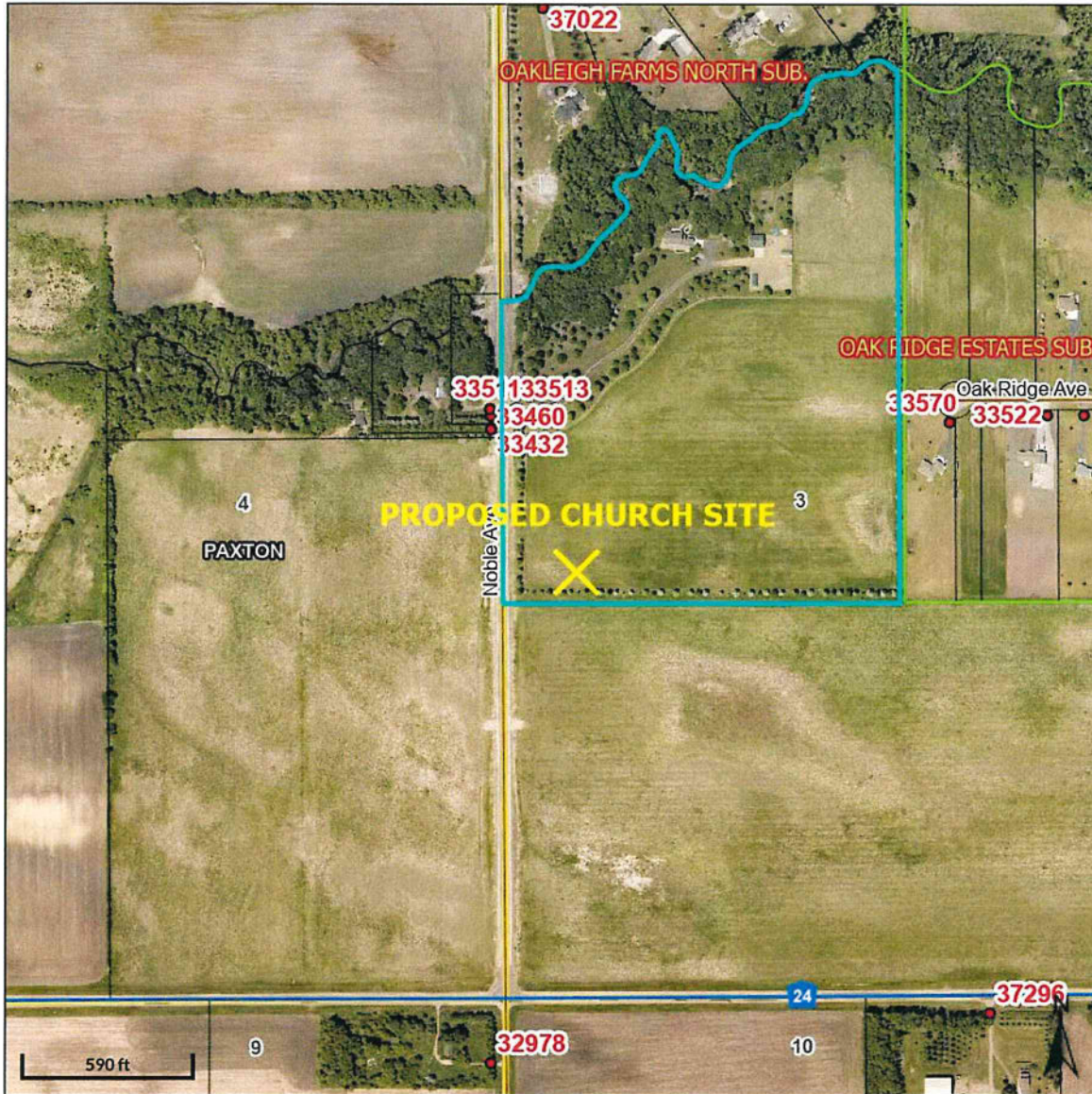


Redwood County Government Center
403 S. Mill Street | PO Box 130 | Redwood Falls, MN 56283
Office: (507) 637-4023 | Cell: (507) 697-1017 | Fax: (507) 637-4062
Email: nick_b@co.redwood.mn.us

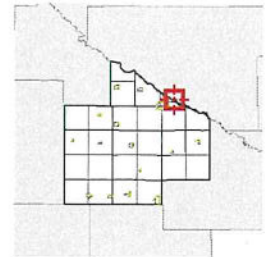
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AREA MAP

Created by: NB



Overview



Legend

- Municipal Boundaries
- Surrounding Counties
- Townships
- Address Points
- Parcels
- Subdivisions
- Major Roads**
- State/Federal
- County
- County/Twp/City
- Minor Roads

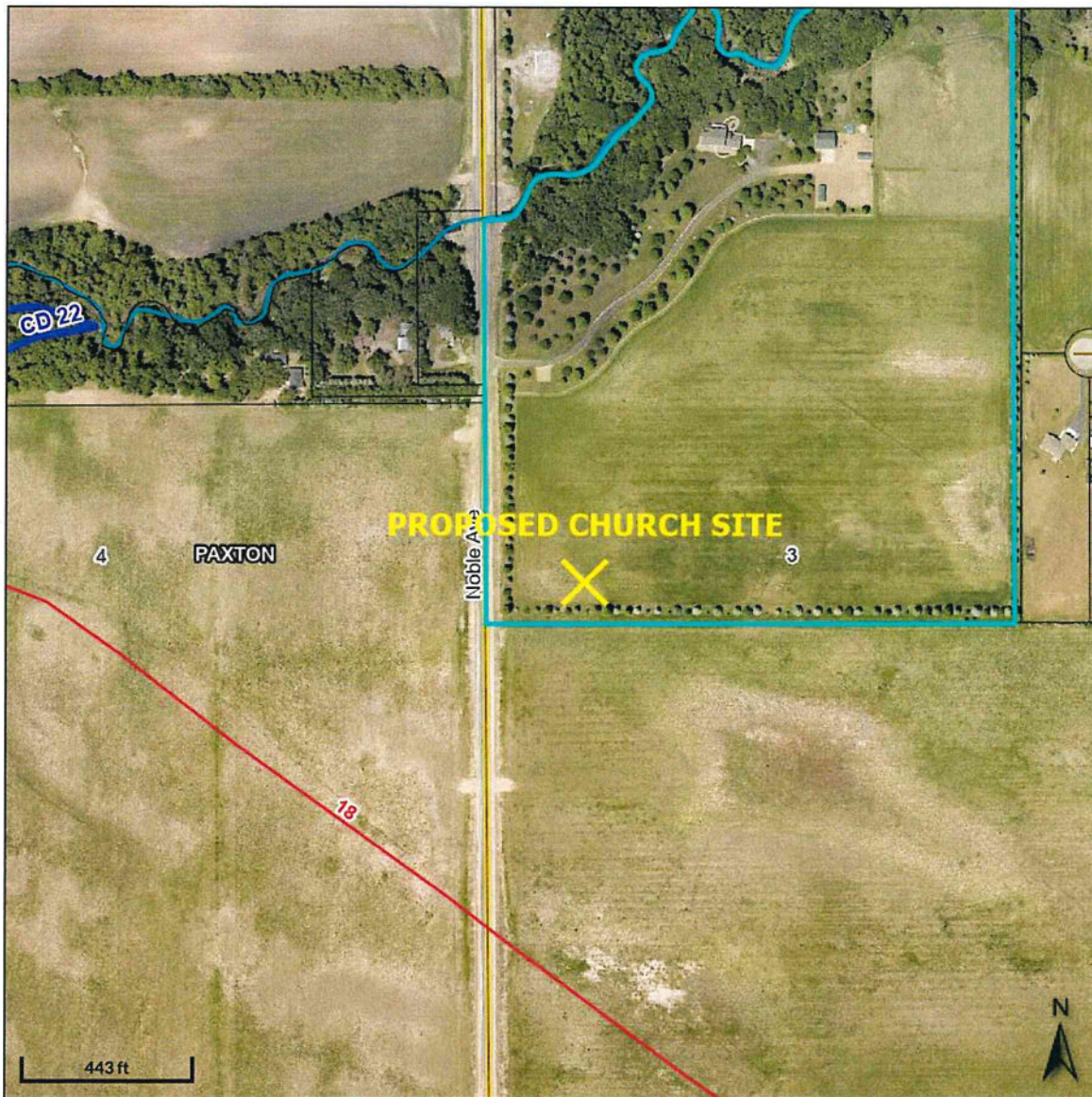
Parcel ID	62-003-2060	Alternate ID	n/a	Owner Address	PASKEWITZ/BARRY J & DEBORAH J
Sec/Twp/Rng	3-112-35	Class	AGRICULTURE		33511 NOBLE AVE
Property Address	33511 NOBLE AVE RWF	Acreage	44.0		REDWOOD FALLS MN 56283
	56283				
District	n/a				
Brief Tax Description	PT OF W1/2 NWFR1/4 LY S & E OF CTR LN CROW CREEK & ALL THAT PT OF NW1/4 SW1/4 LY S & E OF CTR LN CROW CREEK, 44.A				
	(Note: Not to be used on legal documents)				

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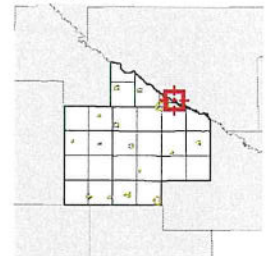
Developed by Schneider
 GEOSPATIAL

TILE MAP

Created by: NB



Overview



Legend

- Municipal Boundaries
- Surrounding Counties
- Townships
- Open Ditch
- Drain Tile
- Rivers
- Parcels
- Major Roads**
 - State/Federal
 - County
 - County/Twp/City
 - Minor Roads

Parcel ID	62-003-2060	Alternate ID	n/a	Owner Address	PASKEWITZ/BARRY J & DEBORAH J
Sec/Twp/Rng	3-112-35	Class	AGRICULTURE		33511 NOBLE AVE
Property Address	33511 NOBLE AVE RWF	Acreage	44.0		REDWOOD FALLS MN 56283
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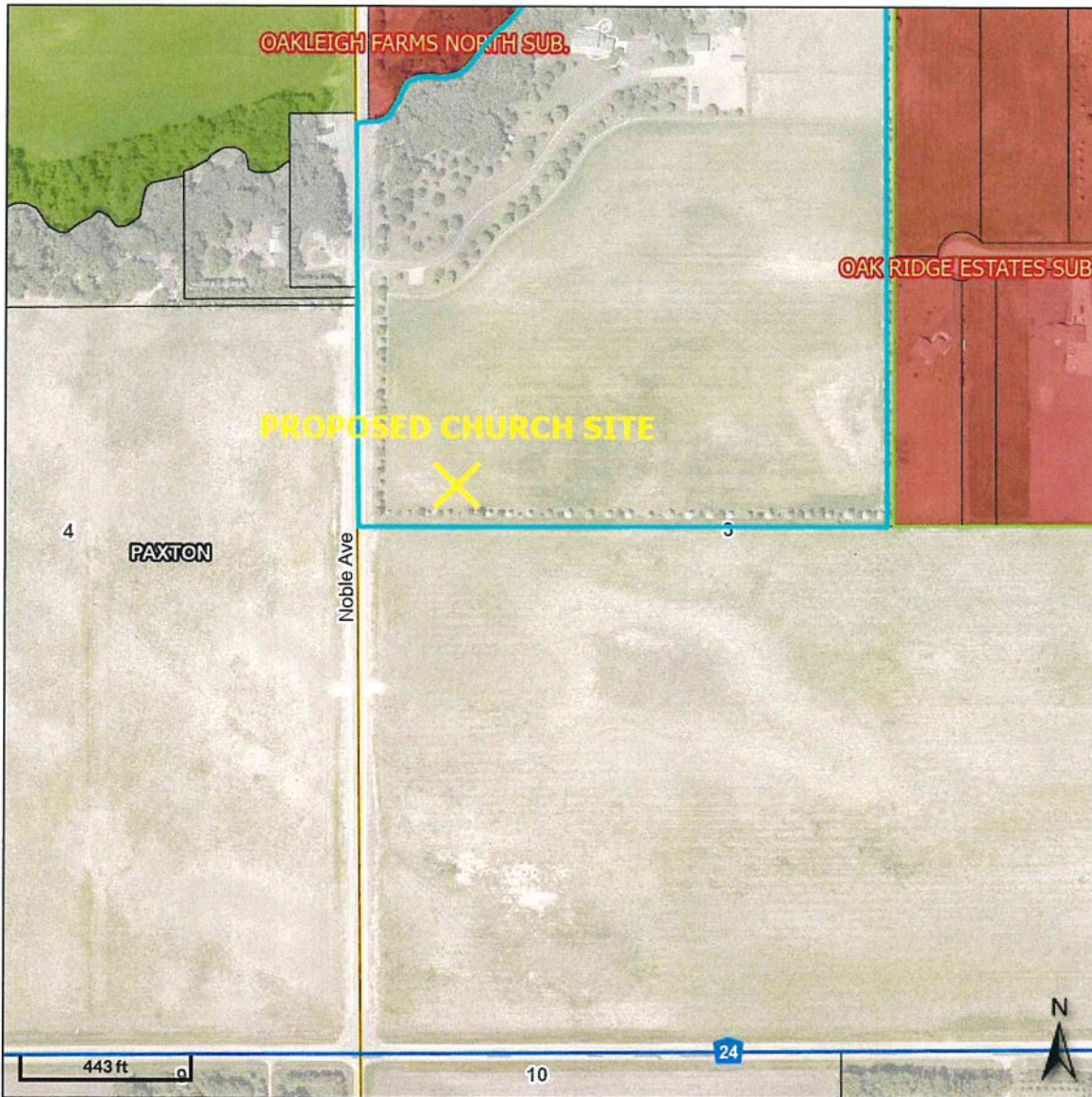
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ZONING DISTRICT MAP

Created by: NB



Overview



Legend

- Municipal Boundaries
- Surrounding Counties
- Townships
- Parcels
- Subdivisions
- County Zoning**
- B1
- I1
- R1
- S
- UE
- 2M
- AG
- Major Roads**
- State/Federal
- County
- County/Twp/City
- Minor Roads

Parcel ID	62-003-2060	Alternate ID	n/a	Owner Address	PASKEWITZ/BARRY J & DEBORAH J
Sec/Twp/Rng	3-112-35	Class	AGRICULTURE		33511 NOBLE AVE
Property Address	33511 NOBLE AVE RWF 56283	Acres	44.0		REDWOOD FALLS MN 56283
District	n/a				
Brief Tax Description	PT OF W1/2 NWFR1/4 LY S & E OF CTR LN CROW CREEK & ALL THAT PT OF NW1/4 SW1/4 LY S & E OF CTR LN CROW CREEK, 44.A (Note: Not to be used on legal documents)				

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Conditions for Permit No. 5-23 (Redwood Gospel Halls Inc.)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall obtain garbage dumpsters or other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpsters and other appropriate waste storage receptacles must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles. A copy of all disposal records and receipts shall be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
6. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements.
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
8. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
9. Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed conditional use. Parking shall comply with and is subject to all relevant local, state, and federal law, rules, and regulations. Parking and/or loading on the public road or within the road right-of-way is prohibited.
10. Lighting on the site shall not be directed to shine at, or onto, neighboring properties, or the public road right-of-way.
11. The permit holder shall maintain emergency plans that shall address the health and safety of the attendees, inclement weather, fire, and ambulance service. The emergency plans shall be subject to periodic review by the County Board of Commissioners, which may

seek and rely on the expertise of the Sheriff, Highway Engineer, Fire Marshall, Emergency Manager, or any other official or expert.

12. An approved septic system shall be constructed to process and store the sewage produced at the site. Alternatively, the church building may be hooked up to municipal sewer or other approved community sewer.
13. If a septic system is constructed on the site, a secondary septic system site must be identified and maintained, to be used in the event the septic system someday needs to be replaced.
14. State construction storm water rules and permitting must be complied with.
15. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.



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
Redwood Gospel Hall
Conditional Use Permit Application #5-23
June 27, 2023**

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____

TO: Whom It May Concern

FROM: Nick Brozek *NB*
Zoning Administrator
Redwood County Environmental Office



DATE: June 14, 2023

RE: Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Ben Tuffin, of Redwood Gospel Halls Inc., o/b/o landowner Barry Paskewitz, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Redwood Gospel Halls Inc. is seeking to construct a church or dedicated place of worship on a five acre tract in the southwest corner of the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

Part of the West Half of the Northwest Fractional Quarter (W1/2 NWFR1/4) lying south and east of the center line of Crow Creek & all that part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) lying south and east of the center line of Crow Creek, Section 3, Township 112 North, Range 35 West, Paxton Township.

A public hearing thereon will be held before the Redwood County Planning Commission at a meeting starting at 1:00 o'clock p.m. on Tuesday, the 27th day of June, 2023, in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Barry Paskewitz (w/encl)

Redwood County Government Center - Environmental Department
P.O Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us



NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Ben Tuffin, of Redwood Gospel Halls Inc., o/b/o landowner Barry Paskewitz, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Redwood Gospel Halls Inc. is seeking to construct a church or dedicated place of worship on a five acre tract in the southwest corner of the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

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DATED: June 12, 2023

Nicholas W. Brozek
Zoning Administrator
Redwood County Environmental Office



Parcel IDs: 62-003-2060

Selected Parcel

Notification Area

Municipal Boundaries

Sections

Roads

Parcels

CUP Notification Area:
0.25 miles from selected parcel



Parcel ID	Owner 2	NAME	CIO	Address	CITY	STATE	ZIP
626240040		BEDNAREK/DALE R & MICHELE L		37037 337 ST	REDWOOD FALLS	MN	56283-3125
626250180		BURCHFIELD/NICOLE A/&	CHRISTOPHER J BURCHFIELD	411 E BROADWAY APT 3	REDWOOD FALLS	MN	56283-4256
620044060		DALLENBACH/JONATHAN P		33446 NOBLE AVE	REDWOOD FALLS	MN	56283-2757
620032040		ELLER/ALAN D		33991 NOBLE AVE	REDWOOD FALLS	MN	56283
620044040		ENGSTROM/EUGENE A/&	SHIRLEY A	33432 NOBLE AVE	REDWOOD FALLS	MN	56283
6262440180		ESTEBO FAMILY RLTY	SANDRA JEANNE GREEN	37086 337 ST	REDWOOD FALLS	MN	56283
626250260		GREEN/MAXIMIN AUBREY/&	& AMY J WENDINGER	3356 BOONE CIRC N	NEW HOPE	MN	56283-2833
626244070		HAMMER/MICHAEL R & STACY J		33506 OAK RIDGE AVE	REDWOOD FALLS	MN	56283
626240020		HANNA/TIMOTHY J		33865 NOBLE AVE	REDWOOD FALLS	MN	56283
626250220	PROUTY PROPERTIES LLC	HARAZIN/DOUGLAS P & TAMERA M		33460 NOBLE AVE	REDWOOD FALLS	MN	56283
620044020		HUSEBY/TAMMY S		32978 NOBLE AVE	REDWOOD FALLS	MN	56283
620091020		JUENEMANN/ALAN B		37219 337 ST	REDWOOD FALLS	MN	56283-2758
626240120		LANG/BRENT & HOPE		37022 337 ST	REDWOOD FALLS	MN	56283-2846
626240200		LIMOGES/BRADLEY D & JEANNE M		473 PONDEROSA RD	REDWOOD FALLS	MN	56283-2837
626240100		LIMOGES/TYLER & KELSI		37132 337 ST	REDWOOD FALLS	MN	56283-2558
626240160		LINSMEIER/ERIC & HEIDI		33453 OAK RIDGE AVE	REDWOOD FALLS	MN	56283-2841
626250120		MAURER/CAMERON R & GINA B	VETERAN AFFAIRS	20 WEST 12 ST	ST PAUL	MN	56283
620041020		MINNESOTA DEPARTMENT OF	TRANSPORTATION BUILDING	395 JOHN IRELAND BLVD	ST PAUL	MN	55155
625402040		O&E PROPERTIES LLC		37132 337TH ST	REDWOOD FALLS	MN	56283
620044080		PASKEWITZ/ALLEN & ALLISON		109 E OAK ST	REDWOOD FALLS	MN	56283
626240080		PASKEWITZ/DAVID J		34206 TIMBERCREST RD	REDWOOD FALLS	MN	56283
626240140		PASKEWITZ/DUANE P & RENEE		37140 337 ST	REDWOOD FALLS	MN	56283
626250320		PENDLETON/BRIAN & AMY		33268 OAK RIDGE AVE	REDWOOD FALLS	MN	56283
626250280		PENDLETON/TIANNA & ZAKARY	% MICHELLE HARTOG	33268 OAK RIDGE AVE	REDWOOD FALLS	MN	56283-2840
620033020		PLATT/MARLENE A/RT		14011 DIAMOND SHORES RD	REDWOOD FALLS	MN	56283
626250140		PRESCHEER/GREGORY S		33503 OAK RIDGE AVE	ATWATER	MN	56209
620102030		PRIEBE/KARI J/&	KRISTINE M SKORSETH	3413 CO HWY 1	REDWOOD FALLS	MN	56283
620032080		PROUTY PROPERTIES LLC		33375 OAK RIDGE AVE	REDWOOD FALLS	MN	56136
620032020		REBSTOCK/ROBERT D & LORI A	JACQUELINE RECK	37407 340 ST	REDWOOD FALLS	MN	56283
626250160		RUHR/CHAD/&		603 E WYOMING ST	REDWOOD FALLS	MN	56283
626250100		SCHABLIN/DOUGLAS A & CINDY LOU		33405 OAK RIDGE AVE	REDWOOD FALLS	MN	56283
626250240		STASKA/HOWARD C		33522 OAK RIDGE AVE	REDWOOD FALLS	MN	56283
620102020		WOODFORD/RANDELL & TERI	% KEITH MUETZEL, ADMINISTRATOR	37296 CO HWY 24	REDWOOD FALLS	MN	56283
		CITY OF REDWOOD FALLS	% TAMMY HOULE, CLERK	PO BOX 526	REDWOOD FALLS	MN	56283
		PAXTON TOWNSHIP BOARD OF SUPERVISORS		36235 US HWY 71	REDWOOD FALLS	MN	56283
		BARRY & DEBORAH PASKEWITZ		33511 NOBLE AVE	REDWOOD FALLS	MN	56283
		BENJAMIN & SANDRA TUFFIN		125 BURR OAK ROAD	REDWOOD FALLS	MN	56283