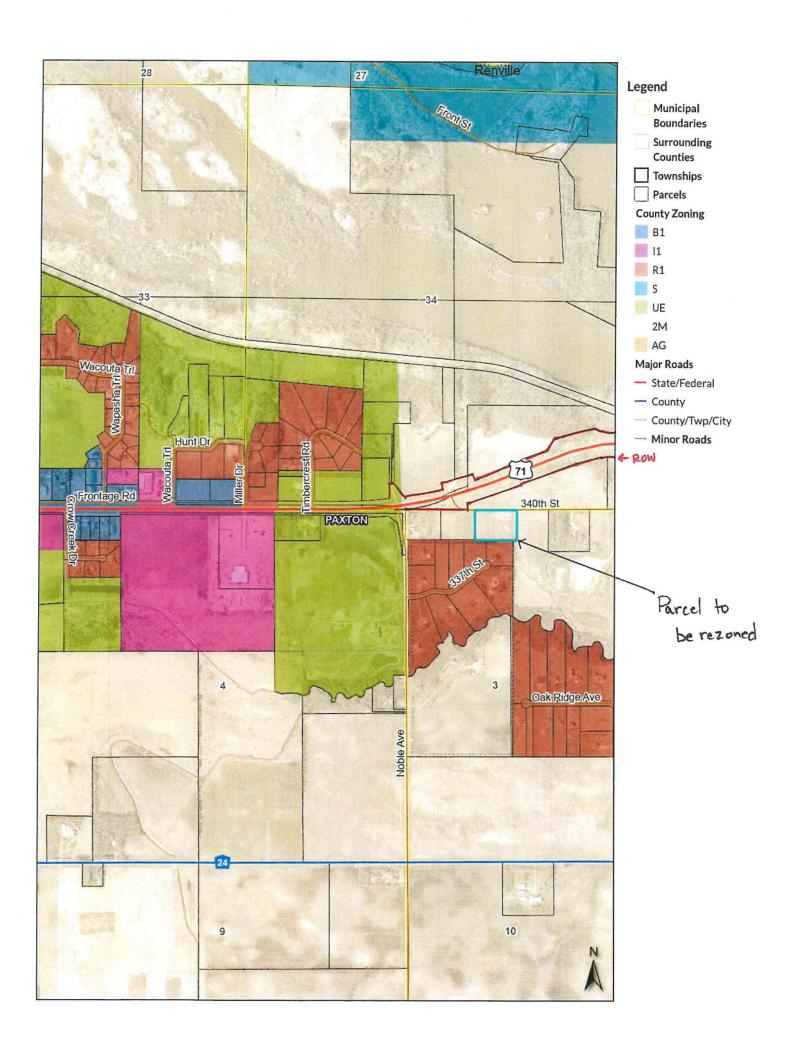
Redwood County Environmental Office -- PO Box 130, Redwood Falls, MN 56283 Phone: (507) 637-4023



Application for Rezoning

		Permit #: 1-23r	Date: 7/31/2023
on of Parcels to b	<u>ce Rezoned:</u>	,	
Parcel Number	r(s): 62-540-2040	Township Name: Paxton	
Section:	Township Number: T-112-N	Range: R-35-W	
Legal Description	on:		
LINSMEIER ADD	DITION LOTS 2&3 4A		A
tion about the A	\rea:		NATIONAL AND MANAGEMENT TO A SECTION ASSESSMENT ASSESSM
Present Zoning	District: Agricultural		
Proposed Zoning	g District: Highway Service Business		
Description of the	he road types adjacent to the proposed	rezoning:	
340th St grave	el Township Road; 380 feet from U.S. Hig	ghway 71	
Description of the	he area to be rezoned: NOTICE: Cha	inge of land use may affect your nro	operty taxes
P - 1	y vacant/grass and gravel parking lot	rige of latin ase may affect your pre	porty taxes.
	•		
0			
	the land (statement of the type, exten or use by residential and business owner		
Jiorage sneus ro	or use by residential and busiless owner	3	
Compatibility wi	ith the Comprehensive Land Use Plan:		
Easy access to H	ighway 71	MAT MAN I AMARAN III. MI SAN	M
Composibility		£	
	ith surrounding land uses (statement of for nearby R-1 district residents, Redwo	· ······ ····· · ·····················	
į	ints and businesses of Redwood County		ines of neuwood Falls,

Buildings on the property a	ınd adjacent prope	erties:		
Residential homes to the so across 340th St. to the nort	th		west; agricultural land to	the east and
List existing uses:				
Vacant/grass; gravel/parkin				
List the names and address	es of all land own	ers within the area to be re	ezoned:	
O&E Properties LLC				
Additional Information:				
Applicant Information:				***************************************
First Name: Eric & Heidi		Last Name: Linsmeier		
Business Name: O&E Prop	oerties LLC			
Address: 37132 337 St		City: Redwood Falls	State: MN	Zip: 56283
Home Phone:	Cell Ph	one: (507) 829-9043	Email oeproplic@gn	nail.com
and Owner Information:	A STATE OF THE PARTY OF THE PAR			
First Name:	Eric	Last Name: Linsmeis	L.Y	
affirm that the forgoing information atternally misleading, any rezonin ledwood County.	on is true and acc g permit issued in	urate. I understand that if reliance upon this inform	any portion of this info ation is voidable at the	election of
Land Owner Signature:			Da	te: <u>7-26-20.</u>
ffice Use Only: * The section below				
pplication Fee: \$700	0.00 Receipt #:	344840 Date A	pproved:	
pplication Received: 7-28-	2023	//		
Commission Action:		County Board A		
hpproved:	Date:	Approved:		Date:
		Disapproved:		Data



colorated (Control Manager, Ma Perseparat research between 1966, anny 1971 de sol at the special-mars, product for Elementonica, to a sold and separate A respective to the edge, as entire to also the holds defined by the edge of the last the present of the second se Gior al Fighe in Mich principes and included the contraction that we have adult to connective state by the connective state by confined property. The pince i introduction and expected and excellent by resolution, it sees any of the Partin South fourt, but the i beröf staf fruither, singyd stag inng inng de mysju folkskikde o fa flass i tils skigg klog (dyl, krib skig i Genestig principal sy skig stagen, gras gletnyng synchetyn som folkskik synch i langsmystiket fan Genestig fraft in ty gest skigenen (greg il krib et skigtetynes) fra ne en staedyksigstad on fysjat skigtetynes Det stees armentikal stydelik synchet (dyl skigtetd on kip et et skan skigen). ilyany aniy daliba talarina yar 13.___ ent'a bad dapilan'inih bagainy inbunent 2nd at daman da promot falbalkan palangilah iner controlle sere in be servered and pared states of Addonius acted were lovely deviate and defeate in the public in politice beautifus into Adjust are additentered as thata coalist as. My Collection Capital מדוכב מי זוה הפונסס כמעודי הנסתמי זוה פניניניי roung of establish The supply beneficial consumment of the supply The supply beneficial as wells, מדוסב מי זוב הבוונסס מטעותי המסמנות SUMBLE CATHOLIC FUNDA TOWNING fike impres LEGGIO 101 THE CHES SIP, KINT lots maker S describe and 340th Steat

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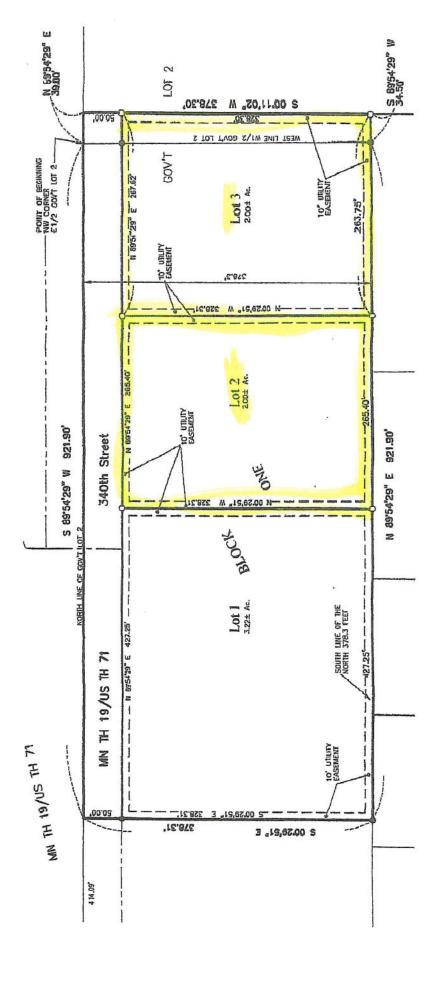
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TOTAL PROPERTY.

פוארבוצון נאצווצ ויכנוון פחשבאיפוטון

Huelfel-Moreng Land Surveying, Inc.



O&E Properties, LLC Ordinance Variance/Change Request

Redwood County Planning Commission,

t, Eric Linsmeier am requesting on the behalf of O&E Properties LLC an ordinance variance/change for a condominium storage shed development on parcel 62-540-2040 of the Linsmeier Addition plat in Section 3 of Paxton township in Redwood County. The current property is solely owned by O&E Properties LLC with no current financial interests.

The current county ordinances and setbacks are set up more towards larger area lots with larger setbacks. I am requesting for more of a combined residential/commercial application like the City of Redwood Falls allows under its PUD or Panned Unit Development Ordinance. Example the 4 sheds built on the frontage road by the Redwood Falls Airport were built under the City of Redwood Falls PUD Ordinance. I have shared the City of Redwood Falls PUD Ordinance with Nick Brozeck and Jeanette Pidde in the environmental office.

I have already submitted a preliminary plat to Paxton township on July 17, 2023, and received their approval. They have now set a date for a public township hearing for the surrounding land/homeowners which is scheduled for August 28^{th.} @ 7:00 PM at the Redwood Lodge in Redwood Falls, MN.

I am also filing for a change in zoning classification for the property from Residential to the B-1 Highway Service Business District which better suits this type of development.

We currently also have Frank Munshower of Estebo, Frank & Munshower LTD. working on setting up a POA (Property Owners Association) with regulated covenants to maintain aesthetic appearance, building guidelines, and uniformity.

Parcel 62-540-2040

The parcel is currently divided into two lots which are part of the original Linsmeier Addition Plat and there is a copy of that original plat submitted with this request.

Lot 2 Linsmeier Addition/Linsmeier Second Addition Preliminary Plat Lots 1-10

Lot 2 is currently a 2-acre lot that I have requested with Paxton township to be subdivided down to 10 smaller lots labeled as Lots 1-10 on the preliminary plat with a 40' wide private road to be constructed having a 25' roadbed with 7.5-foot tapered shoulders on either side and terminated with an 80' cul-de-sac. I have attached a copy of the preliminary plat that shows the new proposed subdivisions and private road.

Lots 1&10 on the submitted preliminary plat will be retained for condominium rental storage sheds and the remaining Lots 2-9 will be available for purchase by private parties to build their own storage shed under the POA agreement.

Lots 1-4 & 7-10 on Linsmeier Second Addition Preliminary Plat

I am requesting an ordinance variance/change to allow for the building of sheds up to a 40'WX80'L in dimension on lots 1-4 & 7-10. The POA's covenants would require builders to have a 40' front yard setback from the centerline of the private road so all buildings would have equal spacing from the road. This would result in a request for a rear lot line setback of 12' that includes the 10' easement in place if a full 80' long shed was built. I am also requesting a 2' to 5' setback of all the south lot lines for all 8 of these lots to provide side access to the rear of the building on the north side of each lot. Setting of the south lot line setback will determine the north lot line set back for all 8 lots. POA would require that all builders would have to build on the south lot line set back for uniformity and equal spacing. I have included a sketch of the requested setbacks and on each lot for reference.

O&E Properties, LLC Ordinance Variance/Change Request

Lots 5&6 on Linsmeier Second Addition Preliminary Plat

These two lots would be limited to only a 40'Wx60'L shed in dimension due to the cul-de-sac crossing over into these lots. POA would require a 60' front yard setback from the center line of the private road which would result in requesting the same 12' rear lot line setback which includes the current 10' easement as well. That's if a full 60' long building was built. I am also requesting a 12' to 15' side-yard setback on the south lot lines of lots 5&6 which also includes the current 10' easement in the setback. This would also allow access to the rear of the lot on the north side of the property and utilities access as well. POA would require builders to build on this south lot line setback for uniformity and equal spacing. Please reference the included sketch for visual.

Lot 3 Linsmeier Addition/Linsmeier Second Addition Preliminary Plat Lots 11-16

Lot 3 of the Linsmeier Addition is currently a 2-acre lot on the same submitted preliminary plat for further subdivision into 6 smaller lots labeled as Lots 11-16 with an easement for a 25' driveway to access the rear lots if any are ever sold off. Lots 11-13 we currently have building plans for a total of three 42'W x 40'L x 16'H pole barn style sheds with one built on each lot. Lots 14-16 we currently have plans for a total of three 42'W x 64L x 16'H pole barn style sheds with one built on each lot as well. There is a rough sketch with layouts attached with this as well for shed location, layout references and a list of verbal setback descriptions below.

Lot 11 on Preliminary Plat/Sketch with 42Wx40Lx16H Shed

I would request a variance for a 20' rear lot line setback, with a 15' south side lot line setback, 71' north side lot line setback while having a 121' setback from the center line of road and a 45' front yard lot line setback.

LOT 12 on Preliminary Plat/Sketch with 42Wx40Lx16H Shed

I would request a variance for a 20' rear lot line setback, with a 15' setback for both north & south side lot lines and 45' front yard lot line setback.

Lot 13 on Preliminary Plat/Sketch with 42Wx40Lx16H Shed

I would request a variance for a 20' rear lot line setback, with a 15' north side lot line setback, 71' south side lot line setback and 45' front yard lot line setback.

Lot 14 on Preliminary Plat/Sketch 42Wx64Lx16H Shed

I would request for a variance of a 30' rear lot line setback, with a 15' south side lot line setback, 71' north side lot line setback while having a 121' setback from center line of the road, and 67' front yard lot line setback.

Lot 15 on Preliminary Plat/Sketch 42Wx64Lx16H Shed

I would request a variance for a 30' rear lot line setback, with a 15' setback for both north & south side lot lines and a 67' front yard lot line setback.

LOt 16 on Preliminary Plat/Sketch 42Wx64Lx16H Shed

I would request a variance for a 30' rear lot line setback, with a 15' north side lot line setback, 71' south side lot line setback, and 67' front yard lot line setback.

O&E Properties, LLC Ordinance Variance/Change Request

Furthermore, we feel a just a variance to the current rear yard/lot line setbacks for Lots 11-16 would allow for a better use of the entire property while retaining a 30' setback from agricultural land to the east and sufficient spacing for utilities and future buildings on Lots 1-10 to the west.

4 Planned Phases of Completion

Phase 1 year 2023 Rezone and subdivide current lots 2-3 of Linsmeier Addition with plans to start the two sheds on Lots 11 & 14 of the new subdivision this year and completing them over the winter while working with the county to define the ordinances for the subdivision of Lot 2.

Phase 2 year 2024 Build private road and 80' cul-de-sac in the spring of 2024, prepare lots 1&10 for building condominium storage sheds in the fall of 2024 and prep lots 2-9 for resale.

727-2023

Phase 3 year 2025 Build sheds on Lots 12 & 15

Phase 4 year 2026 Build sheds on Lots 13 & 14

Thank You

Eric and Heidi Linsmeier

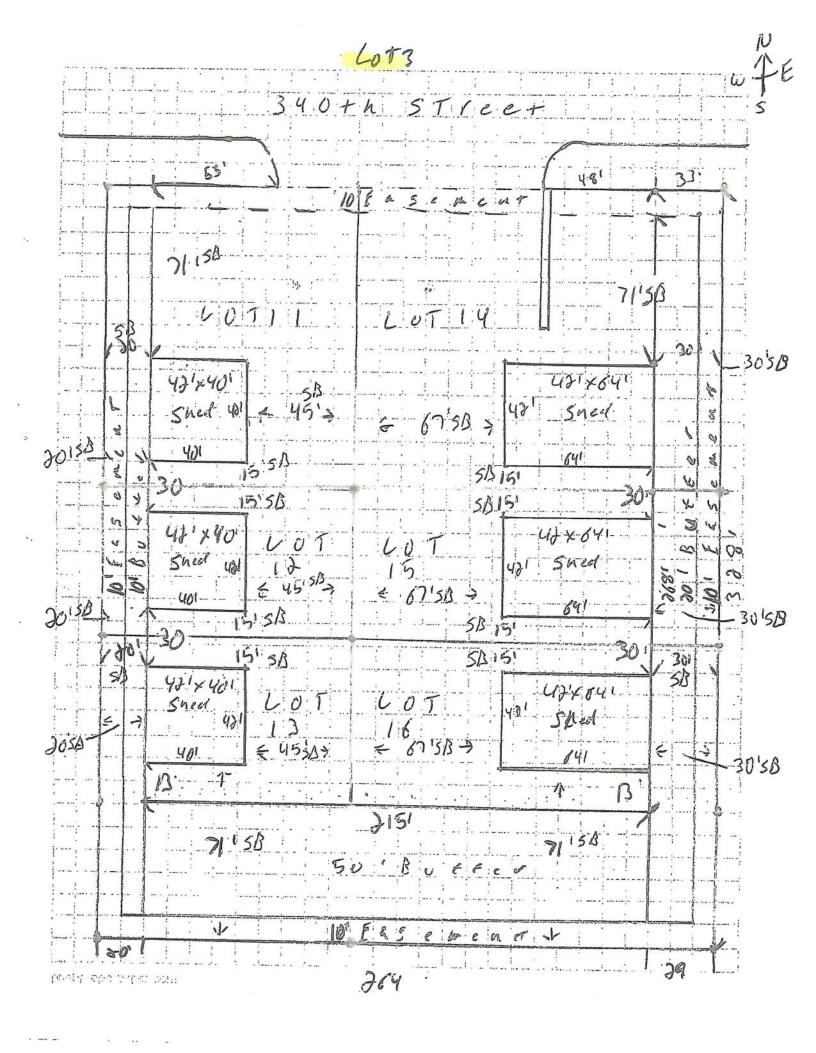
O&E Properties LLC

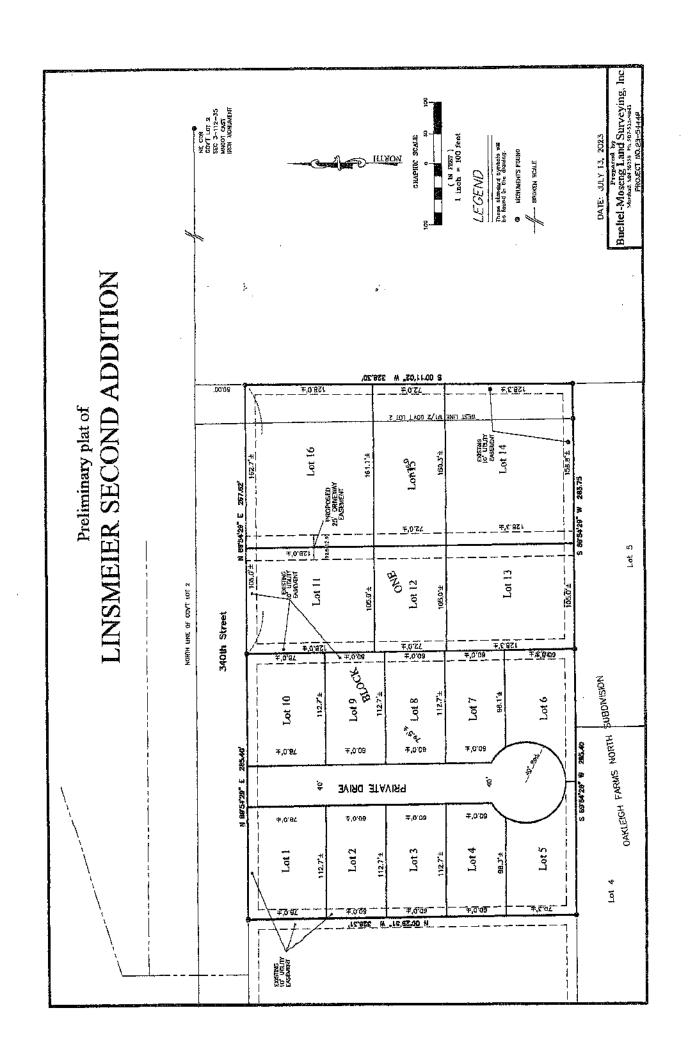
37132 337th Street

Redwood Falls, MN 56283

OEPROPLLC@GMAIL.COM

507-829-9043







NOTICE OF HEARING ON APPLICATION FOR REZONING

An Application for Rezoning has been filed by Eric Linsmeier on behalf of O&E Properties LLC, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "B-1" Highway Service Business District, certain property in the County of Redwood, State of Minnesota, described as follows:

Lot 2 and Lot 3, Block 1, Linsmeier Addition

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Tuesday, the 29th day of August, 2023. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

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 in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: August 9, 2023

Jeanette Pidde

Land Use & Zoning Supervisor

Redwood County Environmental Office

TO:

Whom It May Concern

FROM:

Jeanette Pidde

Land Use and Zoning Supervisor

Redwood County Environmental Office

DATE:

August 9, 2023

RE:

Notice of Public Hearing on Rezoning Application

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Rezoning* filed by Eric Linsmeier on behalf of O&E Properties LLC, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "B-1" Highway Service Business District, certain property in the County of Redwood, State of Minnesota, described as follows:

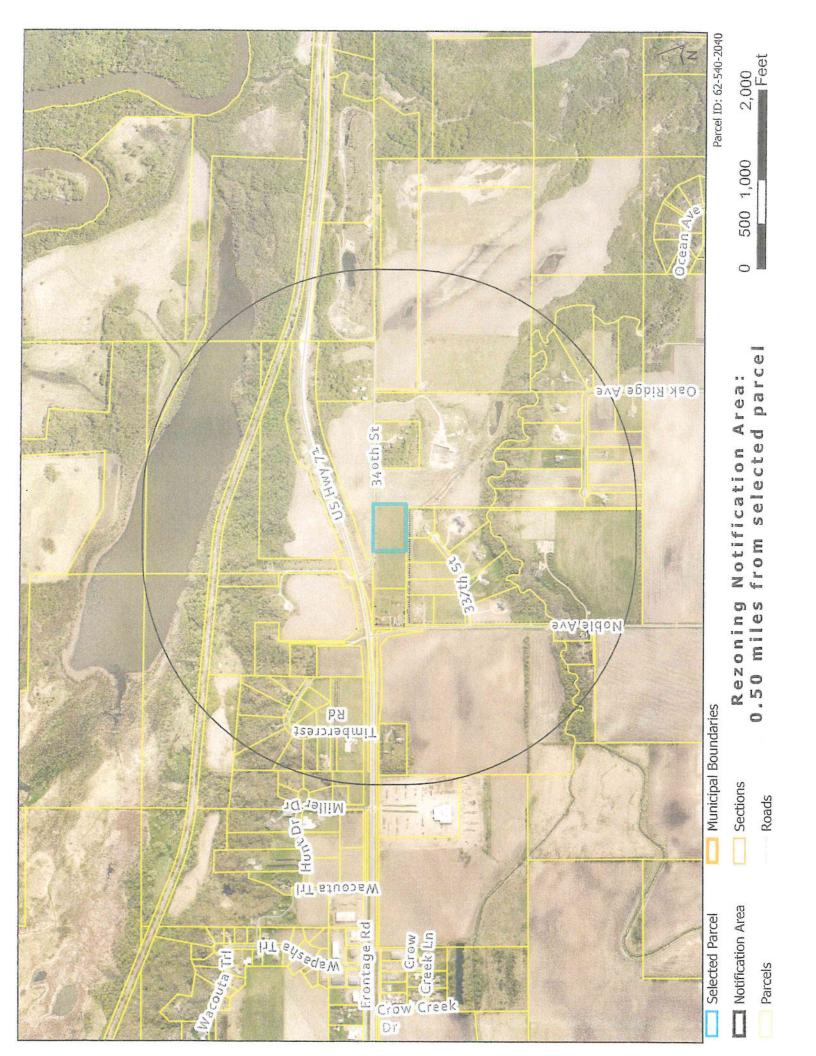
Lot 2 and Lot 3, Block 1, Linsmeier Addition

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Tuesday, the 29th day of August, 2023. The meeting will be held 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 in incorporated areas and/or one-half (1/2) of a mile of the affected property, 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 in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

Enclosure



AFFIDAVIT OF SERVICE VIA U.S. MAIL

STAT	E OF MINNESOTA)
COUN	TTY OF REDWOOD)
RE:	Application for Rezoning submitted by Eric Linsmeier on behalf of O&E Properties LLC, Permit Application No. 1-23r
oath, h	I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon ereby state a copy of the following:
	Notice of Public Hearing on Application for Rezoning; and Notice of Public Hearing
were d	luly served upon:
	-SEE ATTACHED-
in a Un	osing a copy of the same in an envelope, with postage prepaid, and depositing said envelope sited States Postal Service mailbox located at Redwood Falls, Minnesota on the hotel day of Lali Ortega Environmental Administrative Assistant
Subscri by Lali	bed and sworn to before me, a Notary Public, on this 10th day of August, 2023, Ortega.
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TOWNSHIP OF PAXTON REDWOOD FALLS CITY COUNCIL	WALZ/RAYMOND O & MARY E WHITE/ANDREW G & AMY I	TIMBERCREST PROPERTIES INC	STASKA/HOWARD C	SCHMIDT/WILLIAM & NORMA	SCHABLIN/DOUGLAS A & CINDY LOU	RUHR/CHAD/&	REDWOOD FALLS CONGREGATION	REBSTOCK/ROBERT D & LORI A	REBRITORKIONEDE DISTINATE ASSESSIONE	PROUTY/BRENT J & CATHERINE L	PROUTY PROPERTIES LLC	PRESCHER/GREGORY S	PLUMB/CATHERINE A	DENDI ETONTIANNA & ZAKARY	PASKEWITZ/WESLEY G & MONICA J	PASKEWITZ/DUANE P & RENEE	PASKEWITZ/DAVID	PASKEWITZ/BARRY J & DEBORAH J	OKINS/I ARRY E & LINDA	MN VALLEY REGIONAL RAIL AUTH	MINNESOTA/STATE OF	MINNESOTA DEPARTMENT OF	MAURER/CAMERON R & GINA B	LINSMEIER/ERIC & HEIDI	LIMOGES/TYLER & KELSI	LIMOGES/BRADLEY D & JEANNE M	LANG/BRENT & HOPE	KERKHORE/MERVIN E & SALLY I	HARRINGTON/JEANNETTE ANNE	HARAZIN/DOUGLAS P & TAMERA M	HANNA/TIMOTHY J	GREENMAXIMIN AUBREY/&	FRIESE/JOSHUA & RACHEL	FENSKE/GENE A & JANICE L	ENGSTROM/EUGENE A/&	ELLER/ALAN D	DALEENBACHJONATHAN P	CEPLECHA/JONATHAN F & NATASHA	BURCHFIELD/NICOLE A/&	BRANDT PROPERTIES CO	ANDERSON/STEVEN S & JOYCE	ANDERSON/ROSS A	OWNAME
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