

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: August 29th, 2023



A meeting of the Redwood County Planning Commission convened on Tuesday, the 29th day of August, 2023, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mark Madsen, DeVonna Zeug, Jeff Huseby, Ed Carter, Mike Scheffler, and County Commissioner Jim Salfer. Also present were the following individuals: Eric Linsmeier, Brent Prouty, Rick Morris, Brent Lang, Hope Lang, Land Use Supervisor Jeanette Pidde, and Environmental Director Nick Brozek.

At 1:00 p.m. the August 29th, 2023, Redwood County Planning Commission meeting was called to order by Chair Kaufenberg.

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

At 1:03 p.m. Chair Kaufenberg called to order a public hearing on Application for Rezoning #1-23r, submitted by Eric Linsmeier on behalf of O&E Properties LLC.

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

1. Eric and Heidi Linsmeier are requesting to rezone a two-lot parcel located on 340th Street, about 380 feet from US Highway 71. Specifically, these are Lots 2 and 3 of Block 1, Linsmeier Addition. The present zoning district is Agricultural. Linsmeiers propose to rezone the parcel to the B-1 Highway Service Business District.
2. The property currently consists of a vacant/grass lot and a gravel parking lot. Linsmeiers plan to construct storage sheds on the lots for use by residential and business owners. Linsmeiers have future plans to further subdivide the property and construct additional storage buildings, which would then be sold condominium style. Linsmeiers are working with Paxton Township on the future subdivision plan.
3. The location would provide easy access to Highway 71.
4. The adjacent properties consist of residential homes to the south (R-1 district), bare lot and homes to the west (Agricultural district), and agricultural land to the east and across 340th Street to the north. The property is located within 2 miles of the City of Redwood Falls.
5. A copy of the Rezoning application, maps, and plans were enclosed.

Eric Linsmeier was in attendance to present the project to the Planning Commission. He made the following statements to the Commission:

- He has two lots that he'd like to rezone to commercial (B-1). These are lots 2 and 3.

Redwood County Government Center - Environmental Department

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- On the east lot, he would like to build dual-occupancy storage buildings.
- He is working with an attorney to draft a condominium agreement to govern the dually-owned buildings
- On the western lot, he would like to build smaller sheds like the sheds near the Redwood Falls airport.
- The smaller sheds would also be governed by the new condo agreement.

The Planning Commissioners made the following comments:

- What infrastructure will be required for this development, other than power?
- Will there be a community bathroom constructed to serve the owners of the future buildings?
- Would the buildings be able to be used as a shop?

Linsmeier responded that:

- He has plans for a road and private drive, but no other infrastructure was planned.
- Down the road, he may put in a communal bathroom with a septic system or holding tank with a contract to have it pumped regularly.
- Maybe on the east side, the buildings could be used as a shop.

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

Chair Kaufenberg asked if anyone was present to speak in opposition to the project. Brent Lang and Hope Lang raised concerns that the proposed rezoned lots are next to their property. Their property is zoned residential, and they don't want to look at sheds. They would like it to stay zoned agricultural, as it has been since they purchased their property. Drainage issues are a concern. There is a gravel pad on the property that is directing water into a corner of their yard. Future buildings would cause more water to drain into their yard and accumulate. They also raised concerns about impacts to their property value and privacy. The main concern was water control.

Linsmeier responded that:

- He left a buffer along the edge of the property in his plans that could be made into a swell to help control water runoff. He has put several calls regarding watershed planning, but there is nothing in place yet.

The Planning Commissioners made the following comments:

- More information is needed regarding Linsmeier's plans to handle the water
- A topographical map showing drainage should be provided.
- A site visit could help in determining the appropriateness of the rezoning.

Chair Kaufenberg then closed the public meeting at 1:35 p.m.

Zeug made a motion to table the Application for Rezoning #1-23r until Linsmeier is able to provide a water drainage plan and topographical map. The motion was seconded by Carter and passed unanimously.

Zeug made a motion to adjourn. The motion was seconded by Huseby, and passed unanimously. The meeting was adjourned at 1:46 p.m.



Nick Brozek
Environmental Director
Redwood County Environmental Office



Mike Kaufenberg, Chair
Redwood County Planning Commission

REDWOOD COUNTY PLANNING COMMISSION

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Special Meeting Date: September 20th, 2023



A special meeting of the Redwood County Planning Commission convened on Wednesday, the 20th day of September, 2023, at the at the property located approximately 250 feet south and 500 feet east of the intersection of 340th Street and highway 71, Redwood Falls, MN 56283, known as Lot 3, Block 1, Linsemeier Addition.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg and Ed Carter. Also present were the following individuals: Eric Linsmeier, Brent Lang, Land Use Supervisor Jeanette Pidde, and Environmental Director Nick Brozek.

From 10:00 a.m. to 10:24 a.m., those present viewed the site subject to the Application for Rezoning #1-23r, submitted by Eric Linsmeier on behalf of O&E Properties LLC.

No business was conducted, as there was not a quorum of Planning Commission members.

Nick Brozek
Environmental Director
Redwood County Environmental Office

Mike Kaufenberg, Chair
Redwood County Planning Commission