



Redwood County

Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 10-23 Date: _____

Location of Proposed Use:

Address: 10330 325th St. City: Vista State: MN Zip: 56292
House # Street Name

Parcel #: 70-007-3040 Township: Underwood Section: 7 Twp #: 112 Range: 39

Legal Description:

Lot 4 + SE 1/4 SW 1/4 + Lot 10

Information about the Site:

Zoning District: Ag

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

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

Level III Home Occupation
Light manufacturing. Some machining and welding.
Mostly assembly.

Building Size: (Please enter dimensions in feet)

Width: 40 Length: 80 Diameter: _____ Total Height: _____

Setbacks: (Please enter in feet)

Side Yard Setback: _____ Direction: _____

Side Yard Setback: _____ Direction: _____

Rear Yard Setback: _____ Direction: _____

Road Type: gravel township Setback from the Right-of-Way: 114

Setback from the center of the road 147 ft

Type of Sewer System:

Septic + conventional drain field for house. None for shop

Drainage Plan:

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Ryan Last Name: Holmberg
 Business Name: Pizza Systems, Inc
 Address: 10370 325th St City: Vesta State: MN Zip: 56292
 Home Phone: _____ Cell Phone: 507-829-7729 Email: Ryan.holmberg
@pizza-systems-inc.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: Daniel Last Name: Holmberg
 Address: 606 Adobe Rd City: Marshall State: MN Zip: 56258
 HomePhone: _____ CellPhone: 507-829-8547 Email: dan.holmberg40@gmail.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.

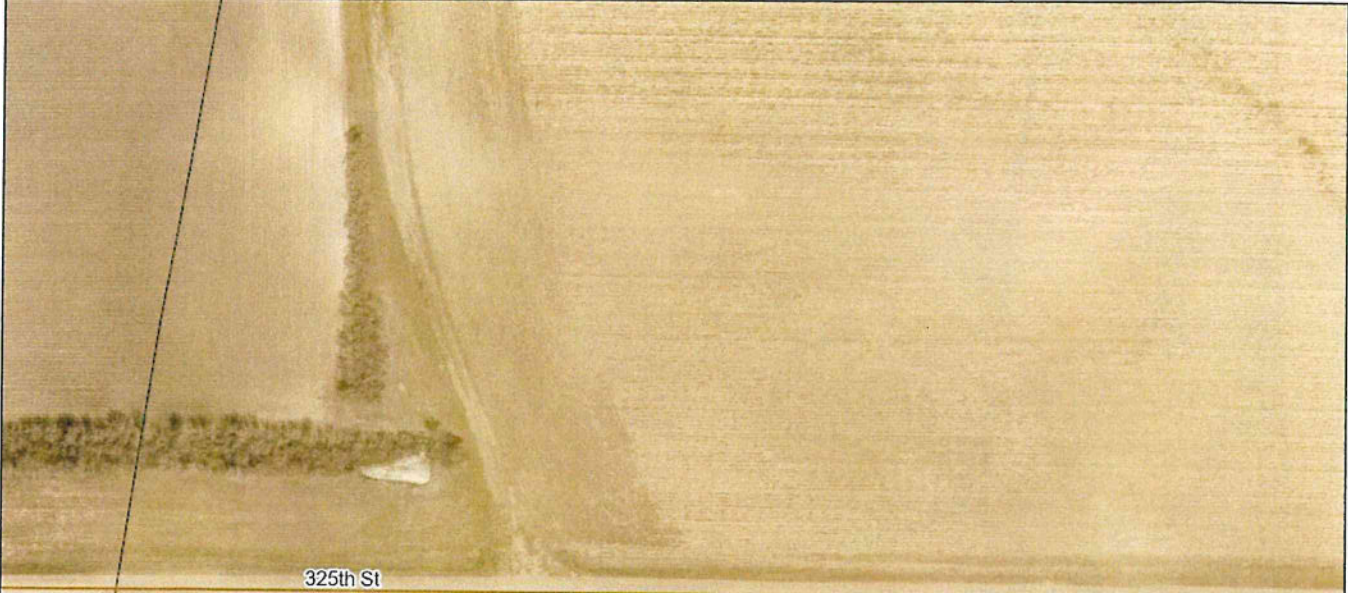
Land Owner Signature Daniel Holmberg Date: 8-16-2007

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

Permit Fee: \$700.00 Receipt #: 344850 Date Approved: _____

Application Received: 8-16-23

<u>Commission Action:</u>		<u>County Board Action:</u>	
Approved: _____	Date: _____	Approved: _____	Date: _____
Disapproved: _____	Date: _____	Disapproved: _____	Date: _____



325th St



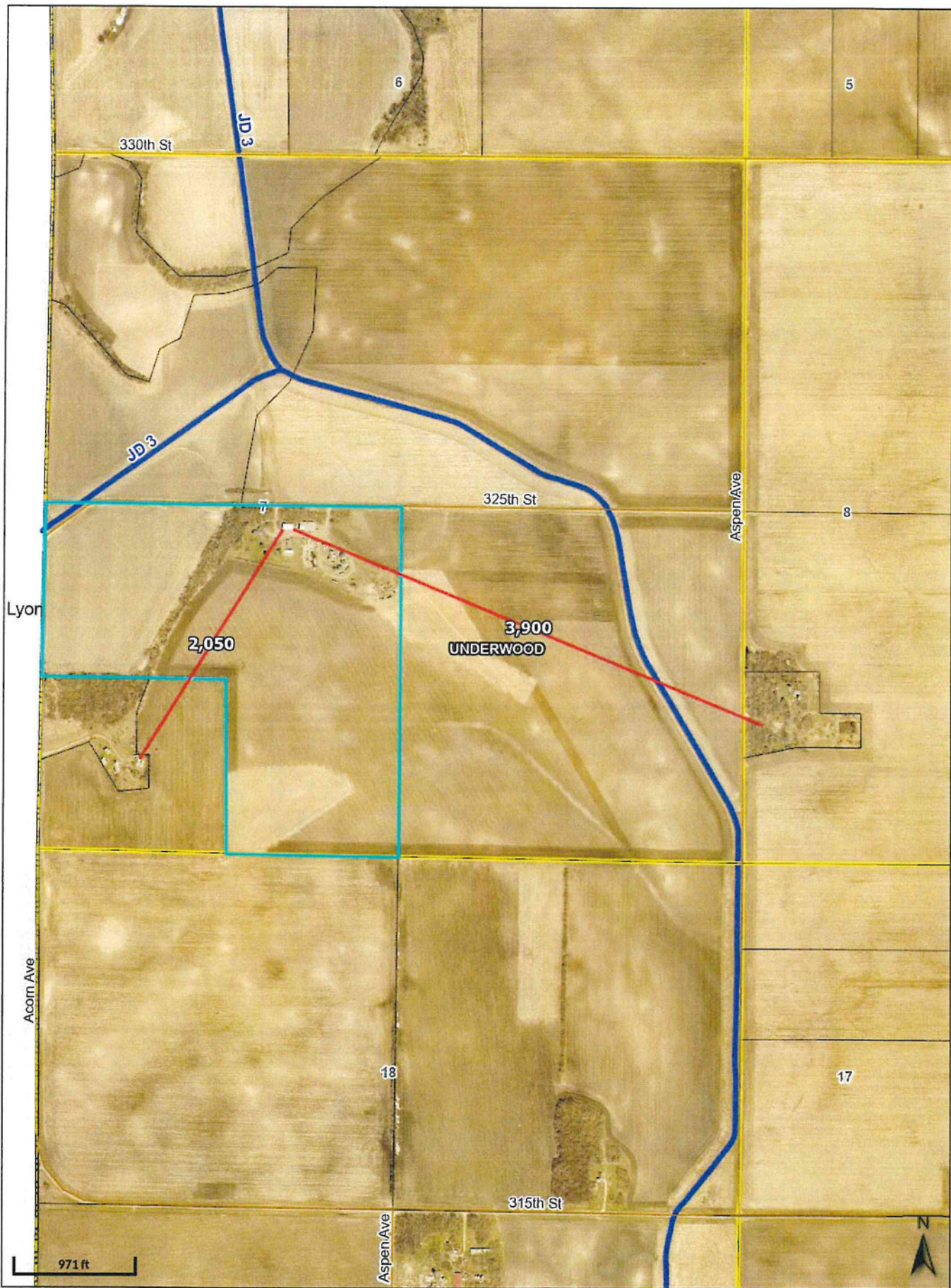
Shop Building

Home

UNDERWOOD

121 ft





Conditions for Permit No. 10-23 (Ryan Holmberg – Pizza Systems, 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 conditional use shall not generate business or industrial waste unless a plan for off-site disposal of the waste is approved by the Redwood County Environmental Office.
4. Any general waste produced in connection with the Conditional Use shall be removed from the premises in an appropriate waste storage receptacle, and thereafter, disposed of in a proper manner and in accordance with all applicable laws, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years. Such waste shall not be burned, buried, or abandoned upon the premises.
5. 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 within thirty (30) days of the date the permit holder received the same.
6. 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.
7. The permit holder shall take into account the accessory building used for the home occupation in determining the sizing of any septic system installed on the property.
8. 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. Said use shall not create odor, dust, noise, electrical disturbances, glare or vibrations noticeable outside of the structure in which the conditional use is located.
9. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
10. The permit holder shall acquire approval from the Underwood Township Board of Supervisors when designing and implementing measures to accommodate the traffic needs of the conditional use now and in the future.
11. 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.

12. 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.
13. All materials and equipment used in connection with the conditional use shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except for the following: off-street parking except as otherwise regulated by Redwood County Ordinance.
14. The business shall be conducted entirely within the accessory structure and shall be carried on by the inhabitants residing at the residence on the property with no more than five (5) employees. Furthermore, the business shall be conducted in a space no larger than 5,000 square feet.
15. If there are any alterations or modifications to the permitted facility or the conditional use that results in or has the potential to result in a material, significant, or substantial alteration in the nature, size, or scale of the conditional use, the permit holder shall be required to re-apply for a conditional use permit. The determination of whether an alteration or modification to the permitted facility or the conditional use is “material, significant, or substantial” shall be made by the Redwood County Environmental Office.
16. 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, the Redwood County Ordinances, State statutes, or Federal laws.

REDWOOD COUNTY PLANNING COMMISSION

**Ryan Holmberg – Pizza Systems, Inc.
Conditional Use Permit Application #10-23
September 26, 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: Jeanette Pidde 
Land Use and Zoning Supervisor
Redwood County Environmental Office



DATE: September 7, 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* filed by Ryan Holmberg on behalf of landowner Daniel Holmberg, pursuant to Redwood County Code of Ordinances Title XV, Section 153.142 and Section 153.284. Ryan Holmberg is seeking to operate a home occupation business, Pizza Systems Inc., engaged in the production of commercial pizza presses, pizza pans, and related parts in an existing shop building on the following described property in the County of Redwood, State of Minnesota:

Lot 4, Lot 10, and the Southeast Quarter of the Southwest Quarter, Section 7, Township 112, Range 39, Underwood Township.

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 26th day of September, 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-quarter (1/4) of a mile of the affected property, or to the ten properties nearest to the affected property, whichever would provide notice to the greatest number of owners of unincorporated areas where the conditional use is proposed, 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



NOTICE OF PUBLIC HEARING

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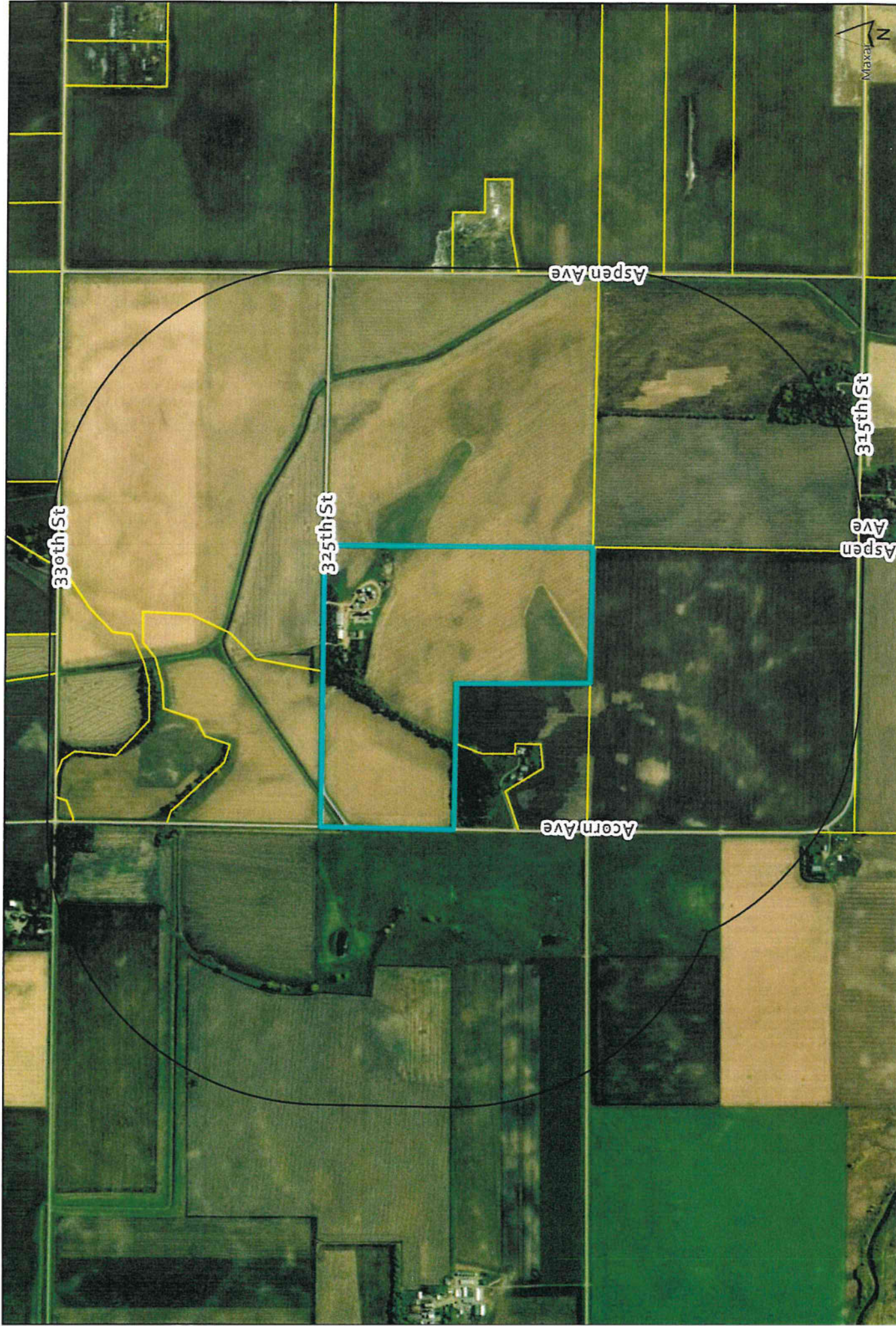
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DATED: September 7, 2023

Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office

Parcel ID	C/O	NAME	Address	CITY	STATE	ZIP
700182020		FAGEN FARMS LLP	PO BOX D	GRANITE FALLS	MN	56241
700082040	HOLMBERG/RYAN J	HOLMBERG/MARY M/TRUST	10330 325 ST	VESTA	MN	56292-1104
700063100		MATTHYS/BRADLEY J & SHARON M	33635 ACORN AVE	COTTONWOOD	MN	56229
700073020		MITCHELL/DEAN & JACKIE	32145 ACORN AVE	VESTA	MN	56292
700183020		PAGEL/LOIS/ETAL	10604 315 ST	VESTA	MN	56292
700184020		PAGEL/RICHARD/ETAL	10803 315 ST	VESTA	MN	56292
700063020		REED/WAYNE E	543 CORPUS CHRISTI CHANNEL	PORT ARANSAS	TX	78373
700083020		SCHAFFRAN/LYNN A/8	32219 ASPEN AVE	VESTA	MN	56292
700063080		SCHUMACHER/LORENE J	311 1ST AVE S	PERHAM	MN	56573
700073030		VANDELANOTTE/ALLAN	3184 CO RD 22	COTTONWOOD	MN	56229
18-012002-0	PAULA J GEE REV LIVING TRUST	GEE, ROBERT H/REV LIVING TRUST	3230 CO RD 11	COTTONWOOD	MN	56229
18-012001-0	RONALD & DIANNE KUECKER	POWELL/DAVID/ETAL-POWELL FARM	650 21ST ST	WINDOM	MN	56101
18-013002-0	WILLIAM LIGHTFOOT	SCHWARTZ, RANDAL	3155 LYON REDWOOD RD	VESTA	MN	56292
		UNDERWOOD TOWNSHIP	29679 CAMP AVE	VESTA	MN	56292
		HOLMBERG/DANIEL	606 ADOBE RD.	MARSHALL	MN	56258



Parcel ID: 70-007-3040

CUP Notification Area:
0.51 miles from selected parcel

Selected Parcel
 Notification Area
 Municipal Boundaries
 Sections
 Roads
 Parcels

0 500 1,000 2,000 Feet

Maxar

