

**TO:** Whom It May Concern

**FROM:** Jeanette Pidde *JP*  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



**DATE:** October 12, 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 Clarence Jr. Wurtz, of Rosewood Hutterian Brethren Inc., pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Mr. Wurtz is proposing to construct a home, in addition to four existing homes in the project area, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The Northwest Quarter (NW1/4) lying north of the railroad, except a 0.35-acre tract in the northeast corner of Section 20, Township 109 North, Range 36 West, Charlestown 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 31<sup>st</sup> day of October, 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](mailto: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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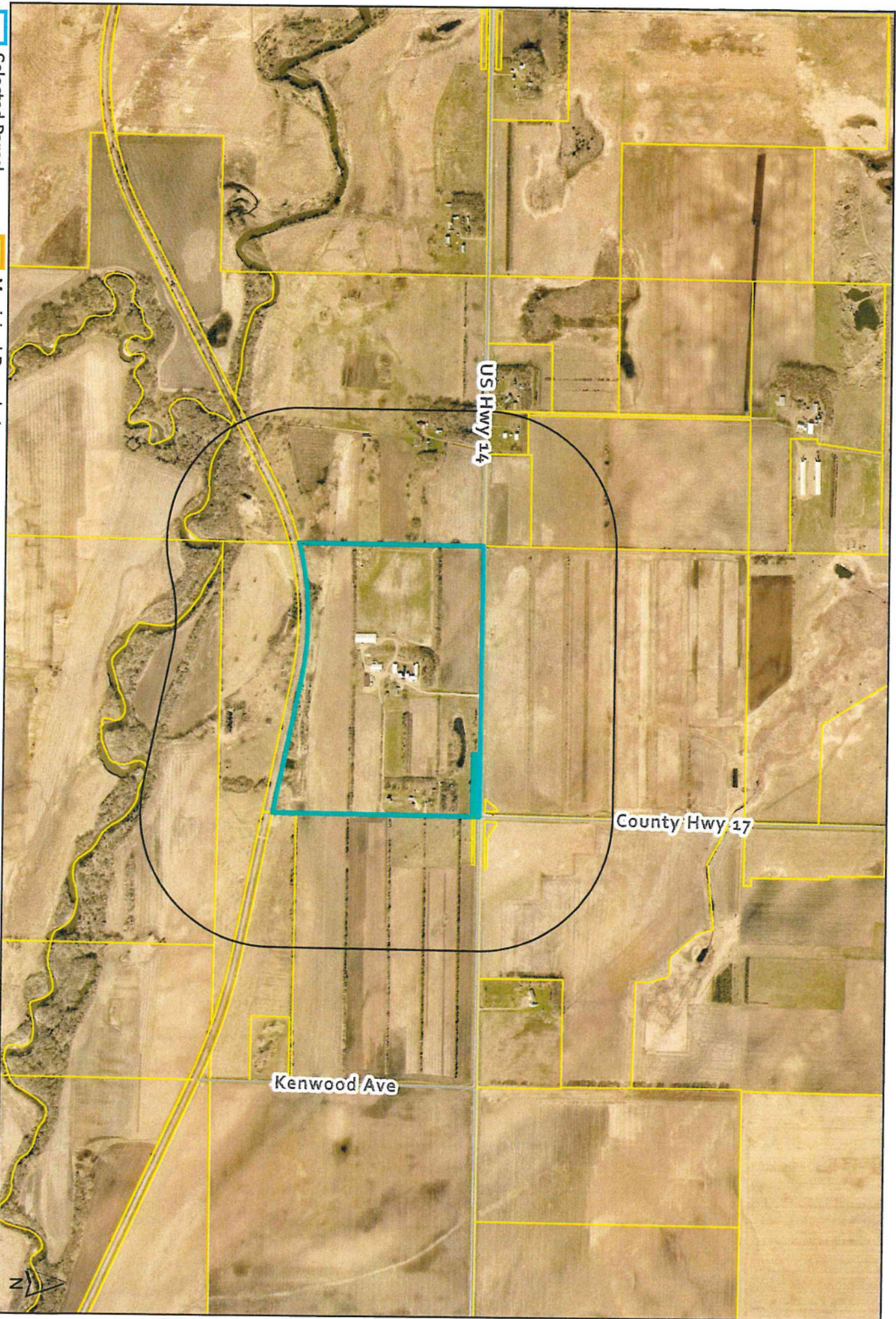
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DATED: October 12, 2023

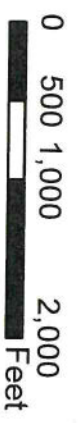
Jeanette Pidde  
Land Use & Zoning Supervisor  
Redwood County Environmental Office





- Selected Parcel
- Notification Area
- Parcels
- Municipal Boundaries
- Sections
- Roads

**CUP Notification Area:**  
**0.25 miles from selected parcel**



Parcel ID: 51-020-2020



Parcel ID	OWNNAME	C/O	Address	CITY	STATE	ZIP
51-020-3040	RILEY/GILES & LINDA		28812 US HWY 14	LAMBERTON	MN	56152
51-020-3020	PFARR/ROGER		13035 CO HWY 6	LAMBERTON	MN	56152
51-020-1060	RILEY/BERNARD W & MARIANNE		51500 171ST AVE	PINE ISLAND	MN	55963-6744
51-020-1040	STATE OF MINNESOTA, DOT	MALLSTOP 631 (D.P.)	395 JOHN IRELAND BLVD	ST PAUL	MN	55155
51-020-1020	BENEDICT/RYAN & ELIZABETH		28741 US HWY 14	LAMBERTON	MN	56152
51-020-2020	ROSEWOOD HUTTERIAN		29424 US HWY 14	LAMBERTON	MN	56152
51-018-4060	RUE/WAYNE/ETAL		703 S ELM ST	LAMBERTON	MN	56152
51-017-4020	THRAM/DEBRA/ETAL (Tax)	% JUSTIN THRAM	14022 CO HWY 17	LAMBERTON	MN	56152
51-017-3020	STATE OF MN - DNR		500 LAFAYETTE RD	ST PAUL	MN	55155-4045
51-996-0040	DAKOTA MINNESOTA & EASTERN RAILROAD CORPORATION	7TH FLOOR TAX DEPARTMENT	120 S 6TH ST	MINNEAPOLIS	MN	55402
51-018-4040	RUE/ DARREN & ALLISON	% DOUG MOODY JR, CLERK	28709 US HWY 14	LAMBERTON	MN	56152
	CHARLESTOWN TOWNSHIP BOARD OF SUPERVISORS		30061 140 ST	LAMBERTON	MN	56152
	RUE/DAVID G & NANCY L		700 S FIR ST	LAMBERTON	MN	56152





Redwood County

www.co.redwood.mn.us

# Application for Conditional Use Permit

Permit #: 11-23 Date: 10-3-23

## Location of Proposed Use:

Address: 29424 US HWY 14 City: LAMBERTON State: MN Zip: 56152  
House # Street Name

Parcel #: 51-020-2020 Township: CHARLESTOWN Section: 20 Twp #: T-109-N Range: R-36-W

## Legal Description:

## Information about the Site:

Zoning District: AGRICULTURE

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

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

Permit (5) fine houses on the property. This includes 4 previously permitted houses and one additional house to be permitted in the future. It is in addition to the 24 dwelling units permitted under CUP #1-23 on a different part of the property.

## Building Size: (Please enter dimensions in feet)

Width: \_\_\_\_\_ Length: \_\_\_\_\_ Diameter: \_\_\_\_\_ Total Height: \_\_\_\_\_

## Setbacks: (Please enter in feet)

Side Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Side Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Rear Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Road Type: \_\_\_\_\_ Setback from the Right-of-Way: \_\_\_\_\_

Setback from the center of the road \_\_\_\_\_ ft

## Type of Sewer System:

EXISTING SEPTIC SYSTEM - WAS CONSTRUCTED FOR MULTIPLE HOUSES

## Drainage Plan:

NATURAL SURFACE WATER DRAINAGE

Other Information:

[Empty box for other information]

**Applicant Information:**

First Name: CLARENCE JR. Last Name: WURTZ

Business Name: ROSEWOOD HUTTERIAN BROTHERS INC.

Address: 29424 US HWY 14 City: LAMBERTON State: MN Zip: 56152

Home Phone: \_\_\_\_\_ Cell Phone: 1-605-770-6832 Email: jr@rosewoodhb.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: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address [ ] \_\_\_\_\_ City: \_\_\_\_\_ State: MN Zip: \_\_\_\_\_

HomePhone: \_\_\_\_\_ CellPhone: \_\_\_\_\_ Email: \_\_\_\_\_

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 Clarence Jr Wurtz Date: 10-3-23

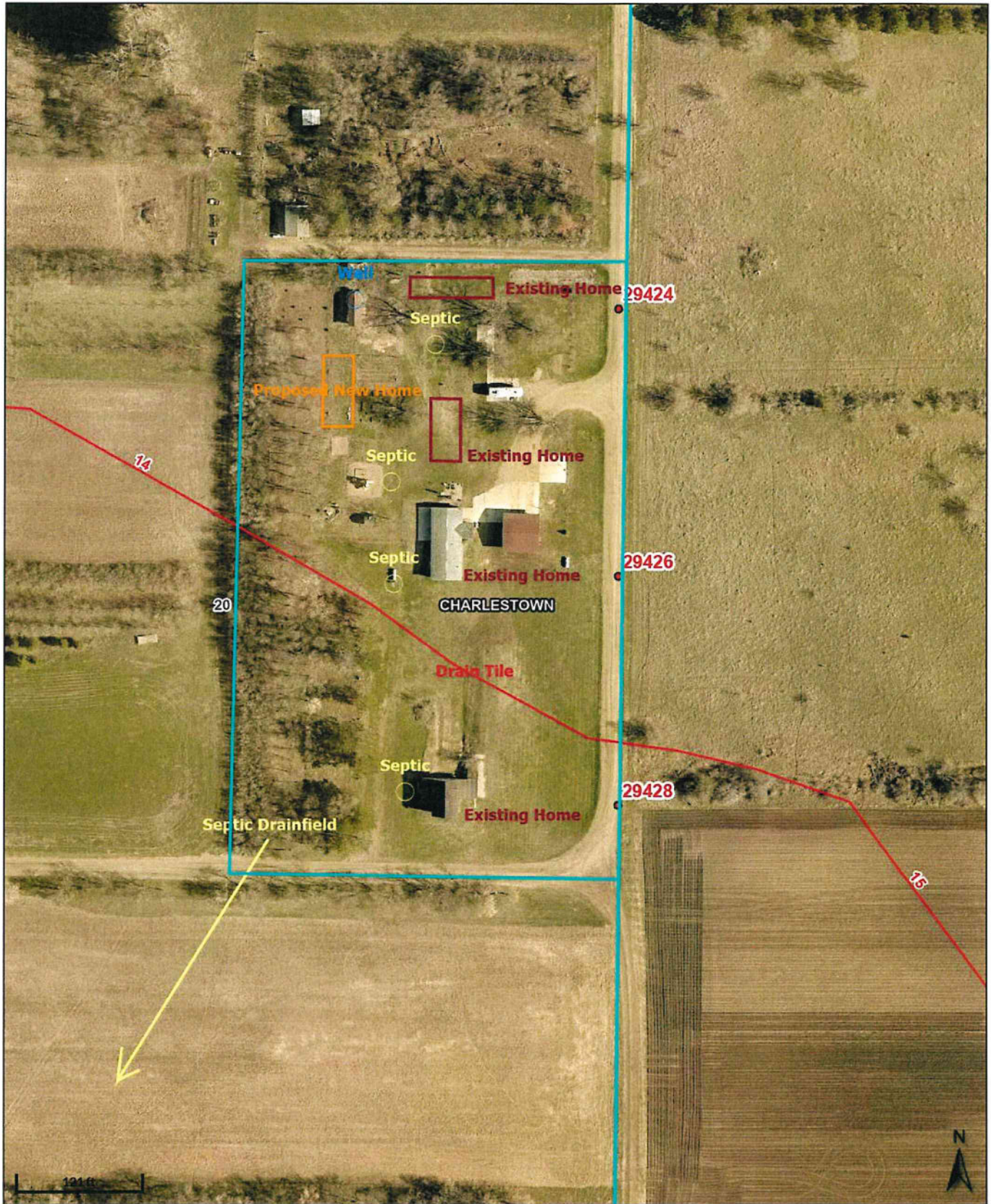
**Office Use Only:** \* The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 341910 Date Approved: \_\_\_\_\_

Application Received: \_\_\_\_\_

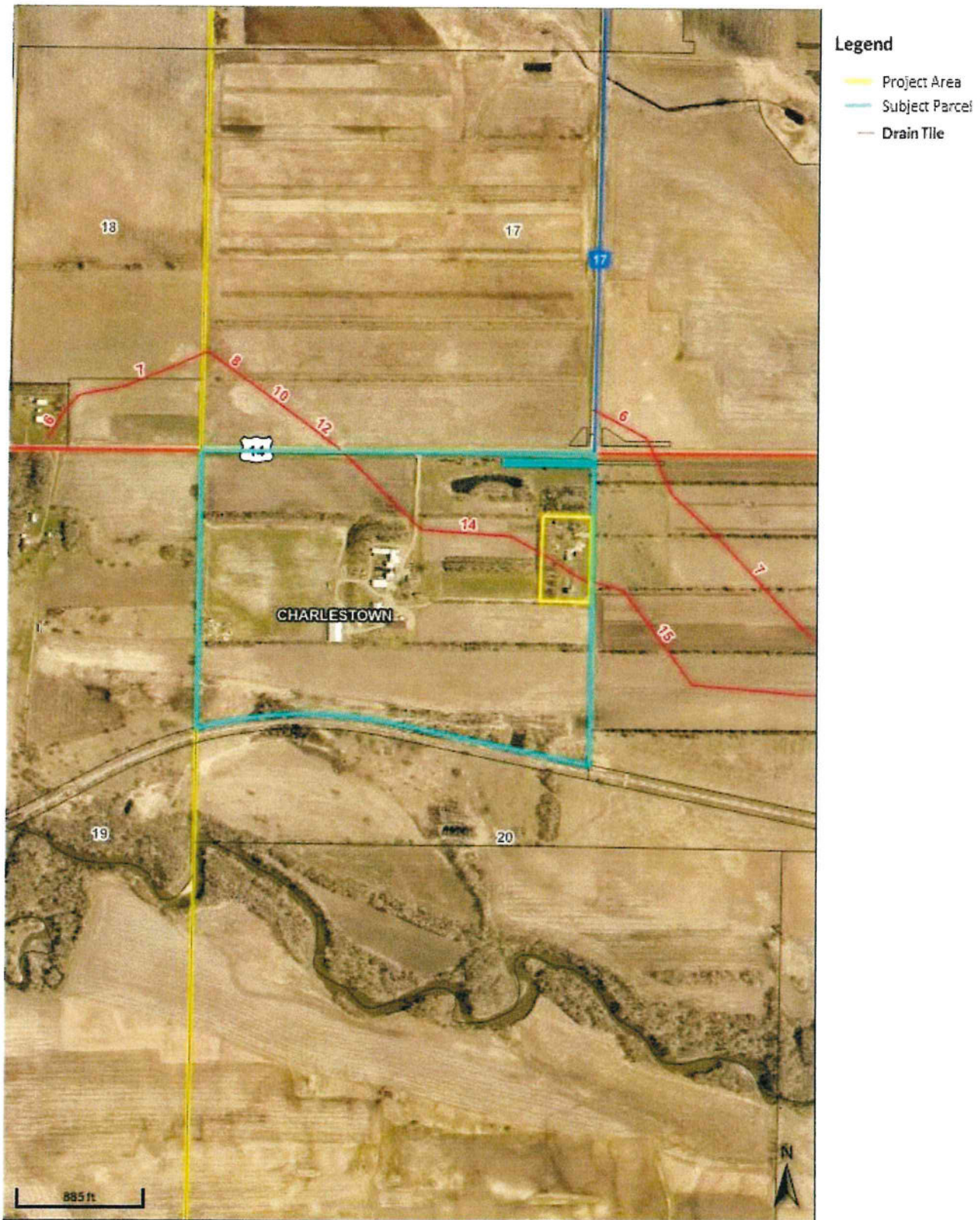
<b>Commission Action:</b>		<b>County Board Action:</b>	
Approved: _____	Date: _____	Approved: _____	Date: _____
Disapproved: _____	Date: _____	Disapproved: _____	Date: _____

# Project Area





# Project Area - Full Parcel View



Subject Parcel = 107.15 acres

Project Area = 4.2 acres



**Conditions for Permit No. 11-23 (Rosewood Hutterian Brethren 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 dispose of the waste and refuse in a proper manner and in accord with all applicable laws, rules, and regulations.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. One (1) additional dwelling house may be constructed in the project area, pursuant to this permit. There are four (4) existing houses in the project area. Any additional houses beyond that will require a new Conditional Use Permit. The house will be constructed substantially in the location indicated on the map attached to the permit and labeled "project area."
9. Appropriate sewage treatment infrastructure will be installed and maintained, pursuant to Minnesota rules and laws, and Redwood County Code of Ordinances.
10. The private driveway leading to the houses constructed pursuant to this permit, shall be named and indicated on the official County E-911 Map, for emergency service purposes, pursuant to the Redwood County Enhanced E-911 regulations.
11. A 100 foot setback must be maintained between the county drain tile line on the site, and any building or structure.
12. 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 PLANNING COMMISSION**

**Rosewood Hutterian Brethren, Inc.  
Conditional Use Permit Application #11-23  
October 31, 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?

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- 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?

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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?

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

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

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_