


**TO: Redwood County Planning Commission**

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

**DATE: November 14, 2023**

**RE: Planning Commission Hearing on November 28, 2023**



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 28<sup>th</sup> day of November, 2023, beginning at 1:00 o'clock p.m. in the Learning Center located in the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve one (1) public hearing. A brief summary of the subject matter of the hearings is set forth below.

**1. Continuation of public hearing on Application for Rezoning submitted by Eric & Heidi Linsmeier on behalf of O&E Properties LLC.**

Since the last public hearing on this application, Linsmeiers have obtained a storm-water pollution prevention plan and applied for a Temporary Grading and Filling Permit.

History:

Eric and Heidi Linsmeier are requesting to rezone a two-lot parcel located on 340<sup>th</sup> 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.

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.

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 340<sup>th</sup> Street to the north. The property is located within 2 miles of the City of Redwood Falls.

A copy of the Stormwater Pollution Prevention Plan (SWPPP) is enclosed.