

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: November 28th, 2023



A meeting of the Redwood County Planning Commission convened on Tuesday, the 28th day of November, 2023, at the Redwood County Government Center.

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

At 1:00 p.m. the November 28th, 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 continuation 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. A Storm Water Pollution Prevention Plan (SWPPP) prepared by Bolton and Menk for the property subject to the rezoning request
2. A copy of the Rezoning application, maps, and plans were enclosed with the packet provided for the original hearing.

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

- He has completed his Grading and Filling Permit Application
- He had a Storm Water Pollution Prevention Plan prepared, to cover the 4 acres subject to the proposed rezoning.
- He had a topography map created to assist in preparation of the SWPPP.
- He spoke with the Minnesota Pollution Control Agency contact regarding the possibility of adding floor drains, etc. The PCA representative did an on-site inspection.

The Planning Commissioners made the following comments:

- What is the SWPPP plan? Where are the property lines shown in the plan? Does the plan take care of both phases of the development? Will there be a tile line or other outlet? Would he have to do something for the water even without rezoning?
- Is he planning to have floor drains in the buildings?
- What is he proposing to control noise and create privacy?

Redwood County Government Center - Environmental Department

P.O Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

Linsmeier responded that:

- The SWPPP creates storm water management to handle a 1" rainfall over 24 hours and have that dissipate after 48 hours. The pond on the south side would be far enough away from the property line to plant trees along the south line. The existing trees would stay. The pond would be 20' from the south property line. The SWPPP takes care of both phases. The neighbor to the east indicated that he was agreeable to allowing Linsmeier to outlet to the east and tile across his property. Linsmeier would have to manage the flow of water from the gravel pad, even without rezoning.
- If floor drains were put in, some type of catchment or treatment system would need to be put in place.
- For privacy, he's planning to plant trees along the south property line.

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.

- Prior to the meeting, the Environmental Office received an email from a neighboring landowner who raised concerns about noise, smells, and increased traffic that would come with businesses that are permitted in a B-1 zone. The same individual then emailed and stated that they withdrew their concerns because Linsmeier was planning to build storage sheds on the property.
- Brent Lang and Hope Lang raised the following concerns:
 - The Redwood County Comprehensive Plan has the area in question marked as a County Future Development Zone, which is to focus on hospitality, entertainment, energy production, and non-traditional agriculture. The Comprehensive Plan speaks against scattered, checkerboard development, and encourages development to be directed toward municipalities. The location is more than a mile outside Redwood Falls, and highway speeds would not be safe for the entrance/exit. They requested that a noise study be done.
 - They believed the SWPPP was odd because it followed the gravel pad, and a 1" rain is not used as much anymore. Things could get into ponds and tile lines and plug them up, causing problems.
 - There could be traffic problems with left-hand turns onto Highway 71 with trailer traffic. They requested a traffic study be done.
 - The proposed lot sizes are insufficient for adequate septic systems, and there are already 32 septic systems in the section. There may also be insufficient room for wells.
 - There could be a lot of different businesses that could be put on the lots if the area is rezoned.

Linsmeier responded that:

- He is envisioning truck parking in heated shops.
- There would possibly be one central bathroom for all groups
- Currently there is no place in Redwood Falls to park trucks, and there is a need for it

Chair Kaufenberg closed the public meeting at 1:48 p.m.

The Planning Commissioners made the following comments:

- There is concern about the density and traffic in the area
- A future property owners' association could put out guidelines re: what can be done on the property, but the rezoning cannot put those guidelines in place.
- Truck idling noise can be loud, and truck parking and shops have potential for noise issues
- The proposal is more for truck parking and truck shops than for storage.
- What is the position of Paxton Township?

- Rick Morris of Paxton Township stated that the township is working on re-drafting their subdivision ordinance. The township board is not in agreement on people re-zoning so they can sell. Paxton Township has no position on the Linsmeiers' Application for Rezoning.

Madsen made a motion to deny Application for Rezoning #1-23r. The motion was seconded by Carter and passed unanimously.

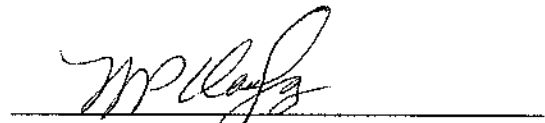
Scheffler made a motion to approve the minutes of the October 31, 2023, Planning Commission meeting. The motion was seconded by Zeug and passed unanimously.

The Planning Commission reviewed the proposed schedule for 2024 meetings. They discussed moving the April meeting to April 9th, 2024. Zeug made a motion to approve the 2024 meeting schedule, as amended. The motion was seconded by Scheffler and passed unanimously.

Zeug made a motion to adjourn. The motion was seconded by Scheffler, and passed unanimously. The meeting was adjourned at 2:27 p.m.



Jeannette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Mike Kaufenberg, Chair
Redwood County Planning Commission