

**REDWOOD COUNTY PLANNING COMMISSION**

**MINUTES**

**Meeting Date: April 29, 2024**



A special meeting of the Redwood County Planning Commission convened on Monday, the 29<sup>th</sup> day of April, 2024, 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 Dave Forkrud. Also present were the following individuals: Joe Rebstock, Roger Pabst, Duane Paskewitz, Renee Paskewitz, Tim Paulsen, Jamie Diener, Chloe Diener, Chris Huck, Aaron Persons, Heidi Linsmeier, Jeanne Limoges, Hope Lang, Brent Lang, Brad Limoges, Land Use and Zoning Supervisor Jeanette Pidde, and Environmental Director Nick Brozek.

At 1:00 p.m. the Redwood County Planning Commission meeting was called to order by Chair Madsen.

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

At 1:02 p.m. Chair Madsen called to order a public hearing on Application for Conditional Use Permit #4-24, submitted by Chris Huck of R. Henry Construction & Design, on behalf of landowner Renee Paskewitz.

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

1. Mr. Huck is proposing to construct a five-bedroom home, including garage and living spaces, attached to the existing home on the property in Redwood County described as Lot 7, Block 1, Oakleigh Farms North Subdivision.
2. The site is located in the "R-1" Rural Residential District. Pursuant to Title XV of Redwood County Ordinances, §153.162, any multi-family dwelling is a conditional use in the district. A multi-family dwelling is defined as a residence designed for/or occupied by more than one family.
3. The existing septic system is designed to serve a 7-bedroom home. An additional septic system will need to be installed to service the new home. Because the proposed addition is in the alternate septic site of the existing home, two alternate septic sites will need to be designated.
4. The proposed project is on a 5-acre building site. The property is bordered on the south by Crow Creek. The nearest county tile and open ditch is 2500 feet west of the site.
5. The existing home is 7,860 square feet (all above-grade). The proposed addition is 4,894 square feet (3,261 above-grade; 1,633 basement). The total square footage of the proposed multi-family dwelling is 12,754. Other homes in the subdivision include the following:  
Linsmeier – 5,274 square feet (2,930 above-grade; 2,344 basement)  
Rebstock – 3,358 square feet (1,873 above-grade; 1,485 basement)  
Limoges – 4,619 square feet (3,026 above-grade; 1,593 basement)  
Lang – 4,077 square feet (2,265 above-grade; 1,812 basement)  
Bednarek – 2,978 square feet (all above-grade)  
Hanna/Wendinger – 2,422 square feet (all above-grade)

**Redwood County Government Center - Environmental Department**

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6. The subdivision is subject to covenants and restrictions of record.
7. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Duane Paskewitz, Renee Paskewitz, and Chris Huck were in attendance to present the project to the Planning Commission. Mr. Paskewitz made the following statements to the Commission:

- He is proposing to put a house addition onto the existing structure to help support in the care of his family. His son-in-law and daughter would move in, along with their children.
- He has sent a letter to the neighbors explaining that this would be multi-generational housing, and his daughter's family would help care for the family members living in the existing house. He provided a copy of the letter to the Planning Commission.

Chris Huck stated that the new house addition will be designed to match the existing structure.

The Planning Commissioners made the following comments:

- What is the status of the septic system on the property?
- Have they gotten the 2/3 approval from the neighbors, as required by the covenants?
- What neighborhood covenants are a concern?
- Did they review the proposed conditions?

Chris Huck responded that:

- The septic system is in the works. The pre-site soils have been done.

Mr. Paskewitz responded that:

- He is waiting to hear back from all of the neighbors on the approval. He has received 3 approvals so far.
- He is only concerned about the covenant requiring homes to be single-family homes.
- He is fine adding trees and he will look at addressing the runoff.

Tim Paulsen from R. Henry Construction stated that the existing home has gutters tiled out the back of the house. They can continue this on the gutters on the addition.

Brozek noted that:

- Two secondary septic sites still need to be identified, as the new project will be located on top of the original secondary site.

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

Chair Madsen asked if anyone was present to speak in opposition to the project. Brent Lang and Hope Lang made the following statements to the Commission:

- They are concerned with drainage. This addition will mean that more water is coming faster. The natural slope directs water toward Langs' house.
- They are concerned with the real estate value. Will this set precedence for more duplex-type houses in the neighborhood? Living next to such a large house doesn't help their house's value. It could hurt their potential re-sale value in the future.
- They are concerned with the infrastructure required to support a house that size. Will Paskewitzes need a new well? Will there be enough water? Their well is 3' shallower than the Paskewitzes' well. Their well water was muddy when the original Paskewitz house was first built. They are in close proximity.



Roger Pabst asked about the definition of "addition." He asked if Paskewitzes could build a future additional dwelling under this CUP. Brozek stated that they would need a new CUP to add on an additional dwelling, but a regular addition that was not a house addition could be added with a building permit. The requirements for additions are decided on a case-by-case basis.

Mr. Paskewitz responded that:

- When they first moved in, they were establishing their grass and watering a lot. After they were notified about the well issue, they hauled in water.

Ms. Paskewitz responded that:

- Single-level living is needed for them to function. They understand the house is more spread out than other houses, but multi-generational living is more common now.

Chair Madsen then closed the public meeting at 1:26 p.m.

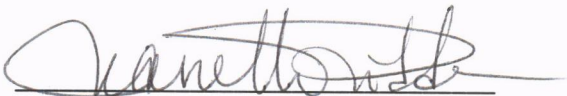
Chair Madsen directed Brozek to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Kaufenberg made a motion to approve Conditional Use Permit #4-24 subject to the conditions proposed by staff. The motion was seconded by Carter and passed 6-1, with Madsen voting nay.

The Commissioners reviewed and discussed the minutes from the April 9, 2024, Planning Commission meeting.

Kaufenberg made a motion to approve the April 9, 2024, Planning Commission minutes. Carter seconded the motion, and it passed unanimously.

Following a motion by Zeug and second by Huseby, with all in favor, the meeting was adjourned at 1:47 p.m.



Jeanette Pidde  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



Mark Madsen, Chair  
Redwood County Planning Commission