



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 8-24

Date: 8/28/2024

Location of Proposed Use:

Address: 340th Street City: Redwood Falls State: MN Zip: 56283
House # Street Name

Parcel #: 65-540-2040 Township: Paxton Section: 3 Twp #: T-112-N Range: R-35-W

Legal Description:

Linsmeier Addition Lot 3

Information about the Site:

Zoning District: Agricultural

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

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

AG Pole Barn building 60' Wx104' Lx25' H used to store and service my Redwood County based AG Hopper trucking business that provides a hauling service of grain, feed, and fertilizers to local Farms/Farmers/Coop's in Redwood County and greater MN.

Building Size: (Please enter dimensions in feet)

Width: 60 Length: 104 Diameter: Total Height: 25

Setbacks: (Please enter in feet)

Side Yard Setback: 305 Direction: West

Side Yard Setback: 165 Direction: East

Rear Yard Setback: 157 Direction: South

Road Type: Gravel Setback from the Right-of-Way: 67

Setback from the center of the road 117 ft

Type of Sewer System:

Holding Tank

Drainage Plan:

SWPPP if required by MPCA standards.

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Eric Last Name: Linsmeier
Business Name: Eric Linsmeier Trucking LLC and O & E Properties LLC
Address: 37132 337th Street City: Redwood Falls State: MN Zip: 56283
Home Phone: Cell Phone: 507-829-9043 Email: OEPROPLLC@GMAIL.com

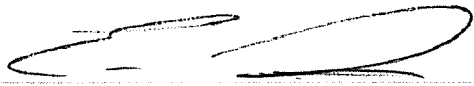
Operator Information: (Complete only if different from Applicant)

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:  Date: 8-27-2024

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

Permit Fee: \$700.00 Receipt #: 332531 Date Approved:

Application Received: 8-28-2024

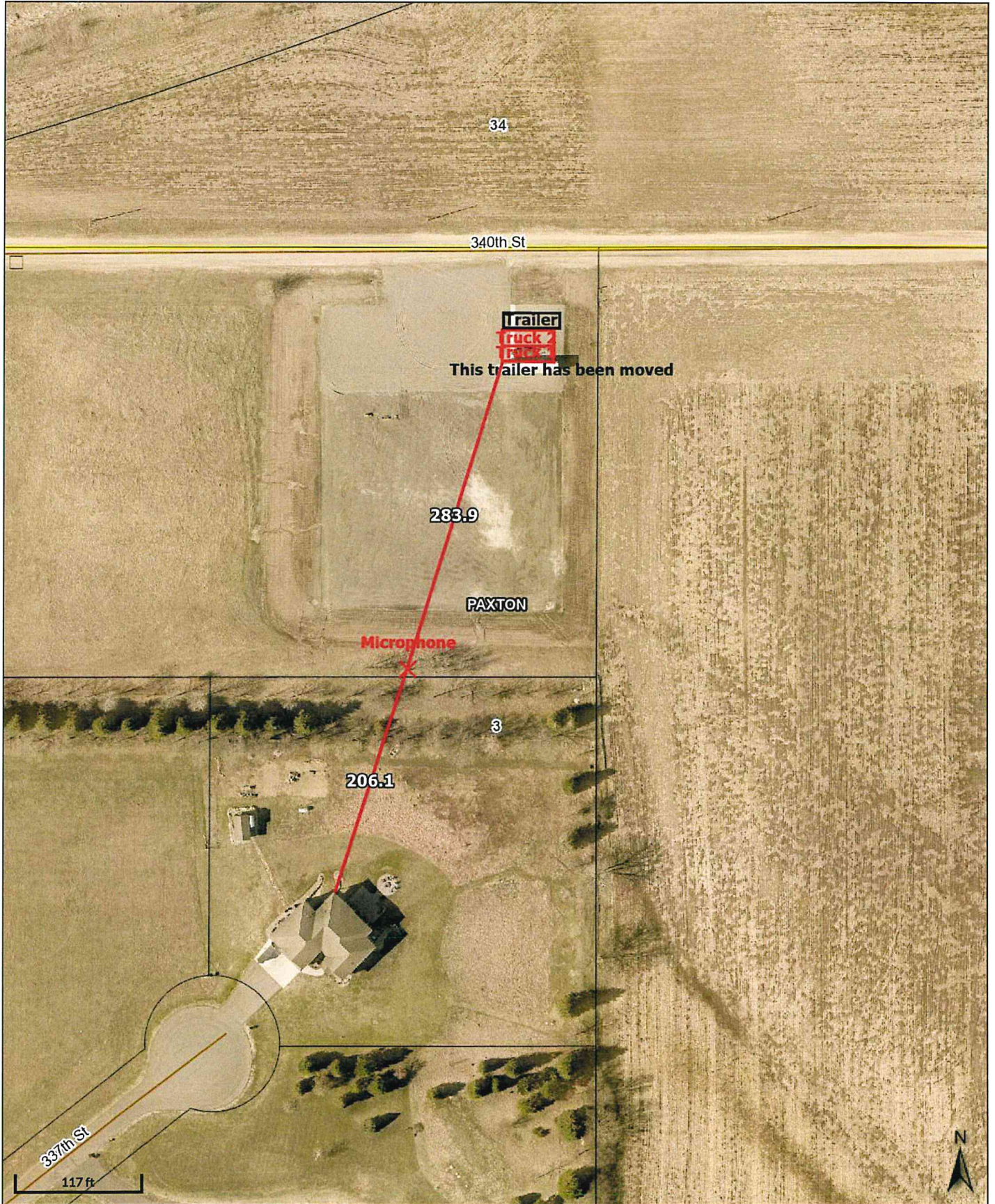
Commission Action:

County Board Action:

Approved: Date: Approved: Date:
Disapproved: Mike W. Madison Date: 9-24-24 Disapproved: Date:

Approved: _____ Date _____ Approved: _____ Date _____
Disapproved: _____ Date _____ Disapproved: _____ Date _____

Noise Test Scenario

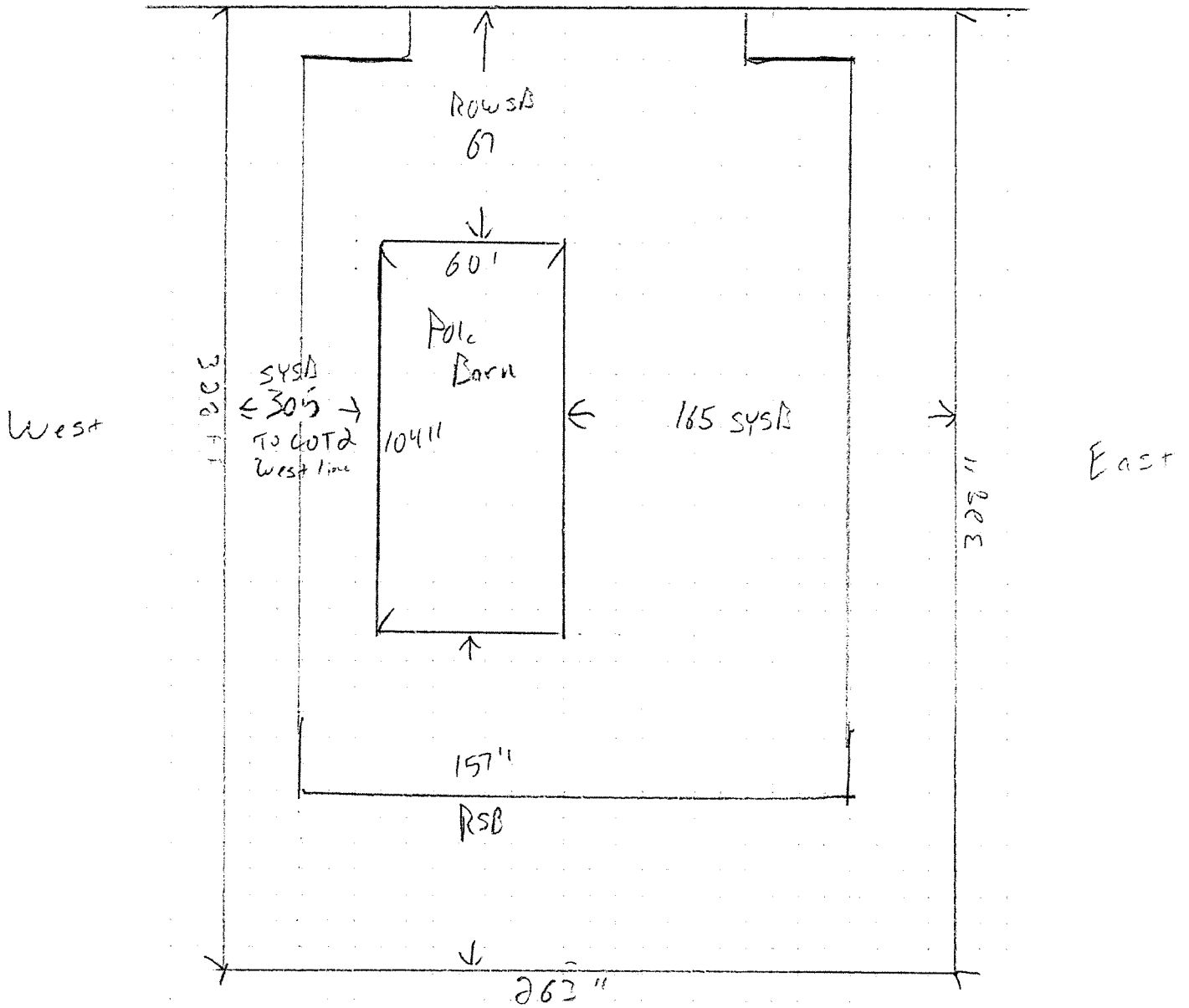


Nov 4th

Lot 3

340 W Street

LOT 2



South

Eric Linsmeier Trucking LLC/O&E Properties, LLC Conditional Use Permit

Redwood County Environmental Office, Planning Commission and County Board of Commissioners,

I am applying for a Conditional Use Permit in Redwood County for an AG Pole barn building with dimensions of 60'W x 104'L x 25'H on Lot #3 of the Linsmeier Addition in Paxton township. I intend to use the building to store and service my 5-unit AG hopper trucking business based in Redwood County. We provide hauling services to & from local farms, farmers, and Co-ops throughout Redwood County and greater Minnesota. Normal days of operations are mostly Monday through Friday with exceptions to emergency service requirements and the spring planting/fall harvest seasons. Hours vary depending on loading requirements or as it needed to provide service to customers. The building will be used by myself, 2 company drivers and 2 owner/operators for storage and service of equipment as needed. Equipment such as semi-trucks, Ag hopper trailers, a bobcat trailer and dry van trailers for bulk seed, while not in use, will be parked inside the building or on the northeast corner of lot 3 on a dolly pad parking area that can hold up to 5 units which is furthest away from residents to the south. The building size would accommodate a total of 2 semi-truck and trailer combinations along with 3 semi-trucks while not in use.

Building Description

The building would be of all metal exterior using earth tone colors to match the surrounding development of the area. The building has plans for a concrete floor with insulated walls for efficiency and added sound dampening. It will also require electricity for interior lighting along with exterior lights placed on the north and east-side of the building. The building will also have a small office with a restroom requiring a holding tank for sewer and a well drilled for water supply. The building would be set on the westside of LOT #3 in the Linsmeier Addition placed lengthwise north to south with the main entrance facing to the north allowing access off 340th street and directing most activity away from the residents of the Oakleigh Farms Development to the south.

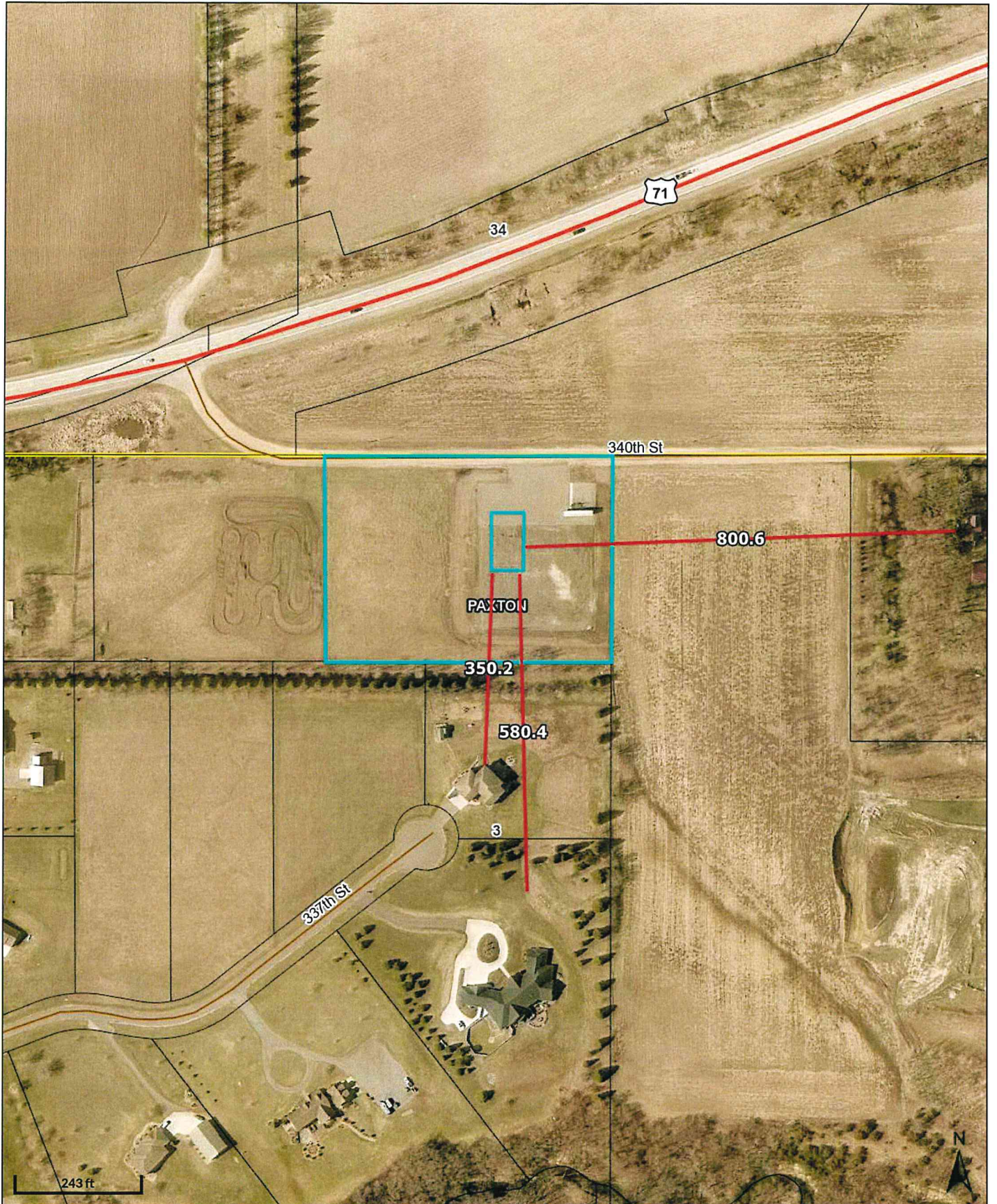
LOT #3

Currently lot 3 is a gravel pad that is under an MPCA SWPPP/stormwater construction permit with the MPCA for controlling stormwater drainage. The lot will meet MPCA regulations of less than an acre of impervious surface once final construction has been completed. This will be done by removing portions of the gravel pad on the south, east, and west edges of the current pad. I have also completed the MN MPCA stormwater management course with certification for providing maintenance during construction and after completion of the project.

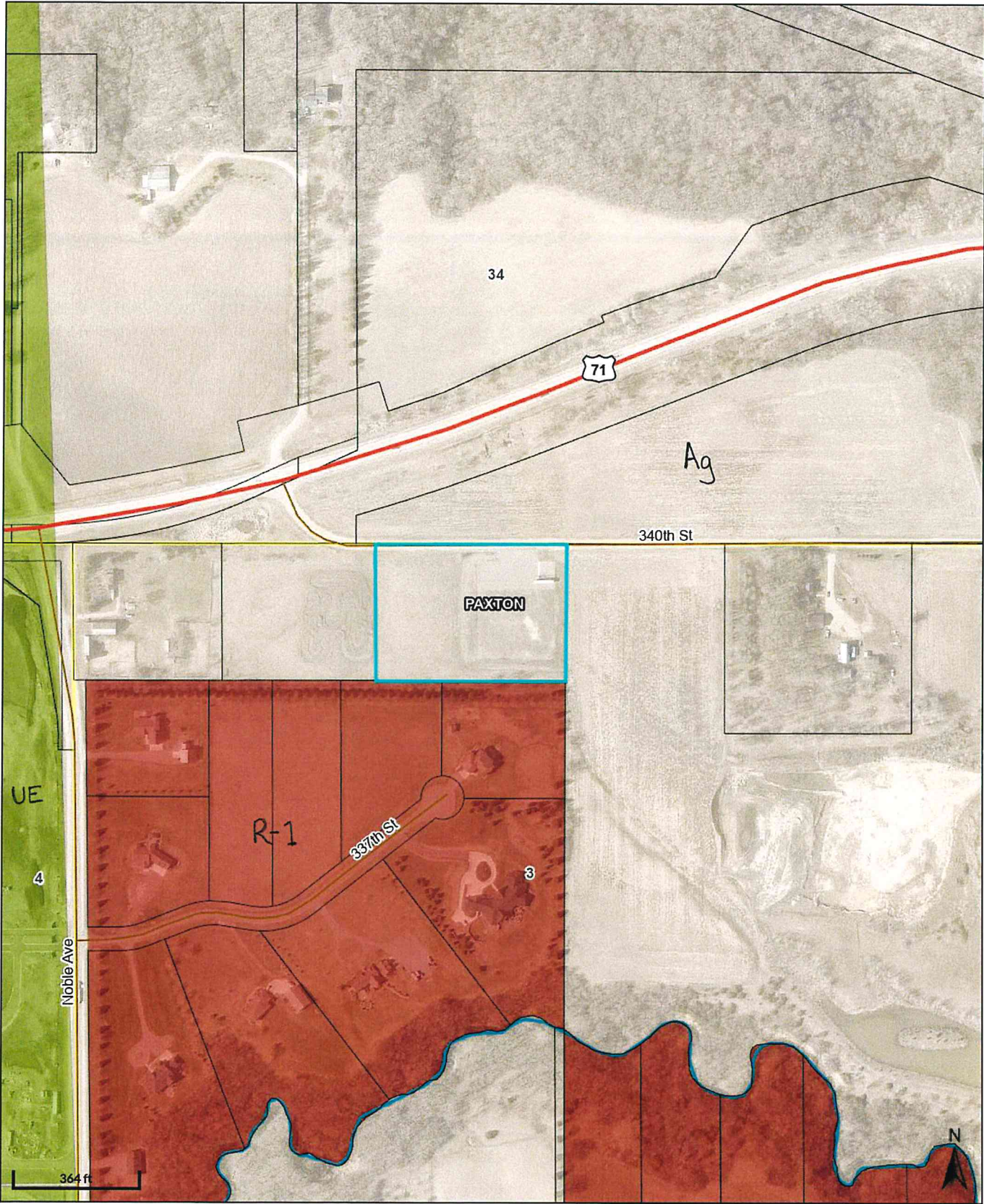
Thanks

Eric Linsmeier

Neighborhood Map



Neighborhood Map



Conditions for Permit No. 8-24 (Eric Linsmeier Trucking LLC)

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. All waste and refuse generated by or from the conditional use, including but not limited to garbage, trash, general waste, oil, oil filters, used parts, defective/damaged parts, mechanical fluids, tires, batteries, etc., must be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years.
4. At no time may the premises be used or operated as a commercial truck repair shop. All repairs must be restricted to trucks and trailers owned by the permit holder in connection with his agricultural-hauling business.
5. The permit holder shall obtain a garbage dumpster and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of waste and refuse. The dumpster must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles.
6. 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.
7. 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. If water runoff creates an adverse impact on neighboring properties, in the form of gullies, ponding, or similar conditions, permit holder shall implement measures to abate such adverse effects.
8. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements.
9. 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.
10. 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.
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. The permit holder shall acquire approval from the appropriate road authority when designing and implementing measures to accommodate the traffic needs of the conditional use now and in the future.

13. Adequate measures will be taken to provide sufficient off-street parking 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.
14. Adequate measures will be taken, both on the permitted site and also on the various haul roads used, to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result now or in the future.
15. Hours of operation shall be _____ a.m. to _____ p.m. Days of operation shall be _____ through _____.
16. Between the hours of 7:00 a.m. and 10:00 p.m., only ___ truck(s) at a time shall be allowed to idle on the property, with a cumulative maximum idle time for all trucks of 30 minutes per hour. [Trucks shall not idle on the property between the hours of 10:00 p.m. and 7:00 a.m.] [Between the hours of 10:00 p.m. and 7:00 a.m., only ___ truck(s) at a time shall be allowed to idle on the property, with a cumulative maximum idle time for all trucks of 30 minutes per hour.] Trucks that are started and moved from the property so that the total cumulative truck noise on the property is audible for less than six minutes per hour shall not be considered “idling.”
17. All materials and equipment shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except for the following: construction on the premises and off-street parking except as otherwise regulated by Redwood County Ordinance.
18. Appropriate sewage treatment infrastructure will be installed and maintained, pursuant to Minnesota rules and laws, and Redwood County Code of Ordinances.
19. 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.

JEANETTE ELLIS-BEHN
History Public-Minnesota
My Computer System Jan 31, 2004

Parcel ID	OWNER	C/O	Address	CITY	STATE	ZIP
621343040	ANDERSON/ROSS A		103 N GROVE	REDWOOD FALLS	MIN	56283
621343120	ANDERSON/STEVEN S & JOYCE		37103 US HWY 71	REDWOOD FALLS	MIN	56283
626240040	BEDNAREK/DALE R & MICHELE L		37037 337 ST	REDWOOD FALLS	MIN	56283-3125
626250180	BURCHFIELD/NICOLE A/&	CHRISTOPHER J BURCHFIELD	103 NORTHWOOD DR	REDWOOD FALLS	MIN	56283
621344060	CEPLECHA/JONATHAN F & NATAS		37105 US HWY 71	REDWOOD FALLS	MIN	56283-4163
620032040	ELLER/ALAN D		33981 NOBLE AVE	REDWOOD FALLS	MIN	56283
626240020	HANNAT/MOTHY J	& AMY J WENDINGER	33865 NOBLE AVE	REDWOOD FALLS	MIN	56283
626240120	LANG/BRENT & HOPE		37219 337 ST	REDWOOD FALLS	MIN	56283-2846
626240200	LIMOGES/BRADLEY D & JEANNE M		37022 337 ST	REDWOOD FALLS	MIN	56283-2837
626240100	LIMOGES/TYLER & KELSIE		473 PONDEROSA RD	REDWOOD FALLS	MIN	56283-2558
626240160	LINSMEIER/ERIC & HEIDI		37132 337 ST	REDWOOD FALLS	MIN	56283-2841
626240060	MANNING/TWAIN		393 LASER TRL	REDWOOD FALLS	MIN	56283
626250120	MAURER/CAMERON R & GINA B		33453 OAK RIDGE AVE	REDWOOD FALLS	MIN	56283
620041020	MINNESOTA DEPARTMENT OF	VETERAN AFFAIRS	20 WEST 12 ST	ST PAUL	MIN	55155
621343000	MINNESOTA/STATE OF	TRANSPORTATION BUILDING	395 JOHN IRELAND BLVD	ST PAUL	MIN	55155
625402040	O&E PROPERTIES LLC		37132 337TH ST	REDWOOD FALLS	MIN	56283
621343085	OKINS/LARRY E & LINDA		36963 US HWY 71	REDWOOD FALLS	MIN	56283
620032100	PASKEWITZ/BARRY J & DEBORAH		33511 NOBLE AVE	REDWOOD FALLS	MIN	56283
626240140	PASKEWITZ/RENEE		37140 337 ST	REDWOOD FALLS	MIN	56283
621343130	PLUMB/CATHERINE A		4010 ZANZIBAR LN N	PLYMOUTH	MIN	55446-1359
626250140	PRESCHER/GREGORY S		33503 OAK RIDGE AVE	REDWOOD FALLS	MIN	56283
620032080	PROUTY PROPERTIES LLC		33375 OAK RIDGE AVE	REDWOOD FALLS	MIN	56283
626240180	REBSTOCK/JOSEPH R & JENNA J		37086 337 ST	REDWOOD FALLS	MIN	56283
620032020	REBSTOCK/ROBERT D & LORIE A		37407 340 ST	REDWOOD FALLS	MIN	56283
626250160	RUHR/CHAD/&	JACQUELINE RECK ETAL	33555 OAK RIDGE AVE	REDWOOD FALLS	MIN	56283
	TOWNSHIP OF PAXTON	c/o TAMMY HOULE	36235 US HWY 71	REDWOOD FALLS	MIN	56283
	REDWOOD FALLS CITY COUNCIL	333 S WASHINGTON ST	PO BOX 526	REDWOOD FALLS	MIN	56283

TO: Whom It May Concern

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



DATE: September 5, 2024

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 Eric Linsmeier, on behalf of Eric Linsmeier Trucking LLC and landowner O&E Properties LLC, pursuant to Redwood County Code of Ordinances, Title XV, §153.142. Mr. Linsmeier is proposing to construct a 60-foot by 104-foot pole barn to store and service his ag-hopper trucking business on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

Lot 2 and Lot 3, Block 1, Linsmeier Addition

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly-scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 24th day of September, 2024, 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 of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, 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 at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure



NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Eric Linsmeier, on behalf of Eric Linsmeier Trucking LLC and landowner O&E Properties LLC, pursuant to Redwood County Code of Ordinances, Title XV, §153.142. Mr. Linsmeier is proposing to construct a 60-foot by 104-foot pole barn to store and service his ag-hopper trucking business on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

Lot 2 and Lot 3, Block 1, Linsmeier Addition

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly-scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 24th day of September, 2024, in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

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*.

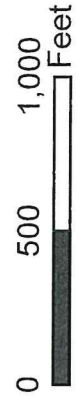
DATED: September 5, 2024

Jeanette Pidde
Land Use and 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: 62-540-2040

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Conditional Use Permit* submitted by Eric Linsmeier, on behalf of Eric Linsmeier Trucking LLC and landowner O&E Properties LLC; Permit Application No. 8-24

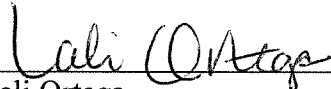
I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

- 1. Notice of Continuation of Public Hearing on *Application for Conditional Use Permit***

was duly served upon:


SEE ATTACHED

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 10th day of October, 2024.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 10th day of October, 2024, by Lali Ortega.



Notary Public



TO: Whom It May Concern

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



DATE: October 10, 2024

RE: Notice of Continuation of Public Hearing on Application for Conditional Use Permit

The public hearing on *Application for Conditional Use Permit* submitted by Eric Linsmeier, on behalf of Eric Linsmeier Trucking LLC and landowner O&E Properties LLC, for the operation of an ag-hopper trucking business and construction of a 60-foot by 104-foot pole barn to store and service the ag-hopper trucking business on Lot 2 and Lot 3, Block 1, Linsmeier Addition, was continued by the Redwood County Board of Commissioners.

The Board of Commissioners continued the hearing to allow for more evidence regarding noise to be brought forward.

The continuation of the public hearing thereon will be held before the Redwood County Planning Commission at the regularly-scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 29th day of October, 2024, 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 of the incorporated areas, and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, 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.

Attendees of the September 24th, 2024, public hearing on the matter are also included in this notification.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

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		c/o TAMMY HOULE	36235 US HWY 71	REDWOOD FALLS	MN	56283
		REDWOOD FALLS CITY COUNCIL	PO BOX 526	REDWOOD FALLS	MN	56283
		RICK MORRIS	34353 WAPASHA TRL	REDWOOD FALLS	MN	56283

ATTENDEE OF 9-24-24 MEETING

REDWOOD COUNTY PLANNING COMMISSION
Eric Linsmeier Trucking LLC and O&E Properties LLC
Conditional Use Permit Application #8-24
October 29, 2024



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 use and enjoyment of other property 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: _____