

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: February 25, 2025



A meeting of the Redwood County Planning Commission convened on Tuesday, the 25th day of February, 2025, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mark Madsen, Mike Scheffler, Jeff Huseby, and County Commissioner Jim Salfer. Planning Commission members DaVonna Zeug and Rick Maurer were absent. Also present were the following individuals: Blair Ransom, Land Use and Zoning Supervisor Jeanette Pidde, and Environmental Director Nick Brozek.

At 1:00 p.m. the meeting was called to order by Chair Scheffler.

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

At 1:03 p.m. Chair Scheffler called to order a public hearing on Application for Conditional Use Permit #2-25, submitted by Blair Ransom of Buell Consulting, Inc., as agent for Vertical Bridge, o/b/o landowner Tim Christensen.

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

1. Vertical Bridge is proposing to construct a 250-foot (260-foot overall height with lightning rod) self-supporting telecommunications tower and equipment platform in the NE1/4 of the NE1/4 of Section 17, Westline Township. The tower will be built on land leased from Tim Christensen, located west of Highway 68 and south of 260th St., about 1900' north of the City of Milroy. The tower will include a Verizon antenna to accommodate increased wireless data and streaming usage. The tower will also have the capacity to house antennas from up to two additional providers.
2. The proposed tower area is located in an "A" Agricultural District. Cellular telecommunications towers are a Conditional Use in said district.
3. The tower site will include a gravel driveway and parking area and perimeter fence. The tower will be built within a 66' x 62' fenced gravel compound within a 100' x 100' lease area. The scope of the work includes a new 12' driveway onto 260th St.
4. In accordance with the application requirements stipulated in Section 153.381 of the Ordinance, Blair Ransom of Buell Consulting, Inc., acting on behalf of [Vertical Bridge and] Verizon, submitted the following documents and information:
 1. CUP application
 2. Construction Drawings
 3. FCC ASR approval (updated one in process)
 4. FAA determination of no hazard
 5. Colocation letter of intent
 6. Redacted Ground Lease
5. There are no county ditches located near the site. The nearest county tile line is located more than 2,000 feet from the proposed tower location. The nearest residence is that of the landowner, and it is located

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over 1,000 feet from the tower site. Section 153.384 of the Ordinance requires that communications towers be set back at least the height of the tower plus 100 feet from the following structures and features: Neighboring residences; property lines and public street right-of-way lines; and all structures not belonging to the applicant.

6. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Blair Ransom was in attendance to present the project to the Planning Commission. Ransom made the following statements to the Commission:

- This tower project is similar to the Vesta tower project
- Vertical Bridge is the tower owner and Verizon will be the first carrier
- The tower will be a self-supported lattice tower
- The tower will provide better service to Milroy and along Highway 68
- There is no fall letter, due to the tower meeting the required setback distances
- The FCC is renewing the licensing
- The overall tower height is 260'

The Planning Commissioners had the following questions and comments:

- This tower is 1 foot taller than the Vesta tower?
- Why wasn't this built in 2018 when they received the first CUP?
- Does it look like it will be built this time?
- What does the setback do to the required infrastructure?

Ransom responded that:

- The tower itself is the same height as the Vesta tower, but the overall height is 1' taller due to the lightning rod.
- Budget and priorities/time constraints for Verizon were the reasons it hasn't been built yet. They permit a large number of towers.
- It looks like it will be built at this point.
- The access road will need to be longer.

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

Chair Scheffler then closed the public hearing at 1:07 p.m.

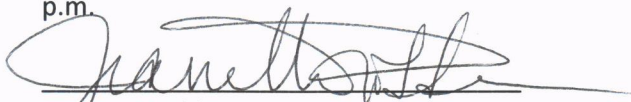
Chair Scheffler asked if Ransom had any questions on the proposed conditions, and he had none.

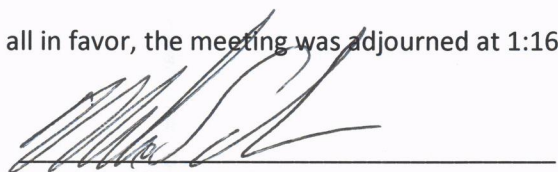
Chair Scheffler directed Pidde to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Madsen made a motion to approve Application for Conditional Use Permit #2-25, with the conditions proposed by staff. The motion was seconded by Huseby and passed unanimously.

The Commissioners reviewed and discussed the minutes from the January 28, 2025, Planning Commission meeting. Kaufenberg made a motion to approve the January 28, 2025, Planning Commission minutes. Huseby seconded the motion, and it passed unanimously.

Following a motion by Kaufenberg and second by Huseby, with all in favor, the meeting was adjourned at 1:16 p.m.


Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office


Mike Scheffler, Chair
Redwood County Planning Commission