

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: September 30, 2025

A meeting of the Redwood County Planning Commission convened on Tuesday, the 30th day of September, 2025, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Jeff Huseby, DeVonna Zeug, Mark Madsen, and County Commissioner Corey Theis. Mike Scheffler and Rick Maurer were absent. Also present were the following individuals: Robbin Mahoney, Vicki Friedrichs, Greg Knight, Kris Garman, Jason Garman, Lane Evans, Bobby Mahoney-Huwe, Roger Pabst, Cara Menz, Tom Madson, Rick Morris, Jason Menz, Heather Messer, Mike Messer, Environmental Director Nick Brozek, and Land Use and Zoning Supervisor Jeanette Pidde.

At 1:00 p.m. the meeting was called to order by Vice-Chair Huseby.

Vice-Chair Huseby read the Planning Commission rules and procedures. Printed copies were available to the public.

At 1:03 p.m. Vice-Chair Huseby opened discussion on Conditional Use Permit 12-22, Vicki's Camp n Country Jam, per permit conditions. Prior to the Planning Commission meeting, the Planning Commission members were provided with an informational packet, which included the following information regarding the matter:

1. Condition No. 27 of the permit states that, "This permit shall be reviewed by the Redwood County Planning Commission and County Board of Commissioners three years after issuance. Any complaints received and any problems discovered shall be discussed, and Redwood County reserves the right to unilaterally add conditions to the permit for the purpose of addressing said complaints and problems. The permit holder shall not be charged a permit fee for this review."
2. There have been no complaints received or problems discovered since the permit was issued. No further conditions are recommended.

Vicki Friedrichs was present. She stated that the festival was going well, and they were learning a lot. They always need more power, but they have generators. They just got next-year's headliners.

The Planning Commission members stated that they heard nothing but good things. They did not recommend any new conditions for the Conditional Use Permit.

At 1:07 p.m., Vice-Chair Huseby called to order a public hearing on Application for Conditional Use Permit #10-25, submitted by Cara Menz of Menz Enterprises, Inc.

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

1. Cara and Jason Menz, through Menz Enterprises, Inc., intend to use their property to host small-scale, community-focused events. Their stated intention is to support health, wellness, and connection in the community.



2. Menzes propose to use a 20'x50' area in their existing shop, plus bathroom space, to host fewer than 100 people. The events would consist of occasional gatherings for community wellness, small workshops, or private rentals. There are two bathrooms in the building, one with a toilet and one with a urinal. There is a holding tank for these bathrooms. There are no employees, but Menzes would like to be able to bring in vendors for occasional events.
3. Menzes also operate an outdoor sauna on site that is used seasonally, with a capacity of four to five people per hour by appointment.
4. The property is located in the Agricultural District. In said district, a Level III Home Occupation is a conditional use. The site is located within two miles of Redwood Falls.
5. The site is not located near any county tile lines or ditches. It is 2,000 feet north of the Redwood River.
6. The closest third-party dwellings to the site are as follows: (1) 31815 State Hwy 19, about 530 feet north of the site; (2) 31737 State Hwy 19, about 540 feet north of the site; and (3) 32014 State Hwy 19, about 1,025 feet east of the site.
7. Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Cara Menz was in attendance to present the project to the Planning Commission. Menz made the following statements to the Commission:

- She currently has a 40x60' shop on the property, and she would like to use approximately half of the building for wellness, community, and vendor events.
- They would have 10-12 vendors throughout the winter, as well as an event rental space.
- The types of events she would hold would include yoga, speakers, and small, private rentals for baby and bridal showers.
- She also has a sauna on the property. It is a mobile sauna that holds 4-6 people, about the size of a fish house. Sauna and cold plunge sessions are about 2 hours long.
- It is an alternative, neat space for family gatherings. It makes it easy to throw celebrations.

The Planning Commissioners had the following questions and comments:

- Will there be any added infrastructure?
 - o Menz responded that everything is in place.
- Are there bathrooms?
 - o Menz responded that there are two bathrooms in the building.
 - Pidde commented that the septic holding tank is non-compliant, but Menz is working with the Environmental Office to bring it into compliance.
- How many people daily would she expect to have?
 - o Menz responded that when she has events it would be 65-100 people or less.
- What does she have for parking? Is there handicapped parking?
 - o Menz responded that there is adequate parking for events such as graduations and groom's dinners.

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

Vice-Chair Huseby asked if anyone was present to speak in opposition to the project. Robin Mahoney made the following statements:

- She grew up across the road on a 6.9-acre acreage. There will be an added increase in traffic. The intersection of 19 and 17 is busy.
- What will the hours of operation be?
 - o Menz responded that showers are daytime events, work events are midday, and she won't be having events every weekend. Hours of operation could be from 8 a.m. to 10 p.m.

- Noise carries. She has noise concerns
 - o Menz responded that everything for events will be inside the building. Only the sauna is outside. She can't hear the events from inside her own house on-site.
- What is the capacity of the building? Is there enough parking for 100 people?
 - o Menz responded that if the parking areas fill up, people can park down her driveway on the side, as she has two driveways.
- Is this a steppingstone to something bigger with more traffic, more people, and more noise?
 - o Menz responded that she does not plan to have anything bigger, as she lives on-site.
 - o Pidde responded that there are limits to the size of home occupations, and Menz couldn't change her use without a new conditional use permit.
- There is farmland surrounding this site, and there might be manure spraying at the time of events.
- The RACC in town is available for events.
 - o Menz responded that it is a different atmosphere for wellness events and vendor space. It is more private.

Vice-Chair Huseby then closed the public hearing at 1:21 p.m.

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

Zeug made a motion to approve Application for Conditional Use Permit #10-25, with the conditions proposed by staff, as amended to add hours of operation from 8 a.m. to 10 p.m., seven days per week. The motion was seconded by Theis and passed unanimously.

At 1:35 p.m., Vice-Chair Huseby called to order a public hearing on Application for Conditional Use Permit #9-25, submitted by Jason and Kris Garman of AJ's Auto.

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

1. Jason and Kris Garman, through AJ's Auto, propose to use their existing 48'x60' shop building for car detailing. They currently have one employee but may have up to three in the future. The business includes mobile detailing. The detailing done in the shop uses recycled rainwater and environmentally-friendly products.
2. Garmans also plan to use the existing shop building for general auto repair and restoration, but this will be on their personal vehicles and not part of the business.
3. The property is located in the Rural Residential District. In said district, a Level III Home Occupation is a conditional use.
4. The site is 1,930 feet from the nearest county tile line, 2,420 feet from CD52/Crow Creek, and 3,200 feet from Tiger Lake.
5. The closest third-party dwellings to the site are as follows: (1) 34380 Wapasha Trail, about 40 feet south of the site; (2) 34353 Wapasha Trail, about 250 feet southeast of the site; (3) 34330 Wapasha Trail, about 280 feet south of the site; and (4) 34442 Wapasha Trail, about 285 feet northeast of the site.
6. Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Jason Garman was in attendance to present the project to the Planning Commission. Garman made the following statements to the Commission:

- His future son-in-law (Lane Evans) will do car detailing.

- He uses his shop if he needs an air compressor to do the job.
- He uses environmentally-friendly chemicals.
- They catch rainwater and store it to use all year. On a $\frac{1}{2}$ " rain, they collect 300 gallons of rainwater.
- Each wash uses about 2.5 gallons of water.

The Planning Commissioners had the following questions and comments:

- Is the building existing?
 - o Garman responded that the part used by the business is an existing 48x60' space. The other part of the building is storage. The building was built in 2005 and added onto this year.
- Is there a steady business?
 - o Garman responded that the business is mostly mobile, and there is a van that is taken around to detail on-the-spot.
- What are the hours of operation?
 - o Garman responded that they would be Monday through Friday from 9a.m. to 5 p.m.
- What is the potential disruption to the neighbors?
 - o Garman responded that they use environmentally-friendly chemicals and rainwater.
- How much traffic is in the neighborhood?
 - o Garman responded that it is a dead-end road, so there's not much traffic.
- What is used for the detailing?
 - o Lane Evans responded that the mobile van has a water tank and a generator. The only chemical used outside that would get on the ground is a Ph-neutral shampoo.
- How many cars would be detailed at the property each day?
 - o Evans responded that it would be 1-2 cars per/day maximum.

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

Tom Madsen had the following questions:

- Does the permit carry on with the property, or does it expire with the owner? Does it change the zoning of the property?
 - o Pidde responded that the permit stays with the property, but it is limited to the use in the permit. The zoning does not change. The use is a Conditional Use in the current zone.

Vice-Chair Huseby then closed the public hearing at 1:53 p.m.

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

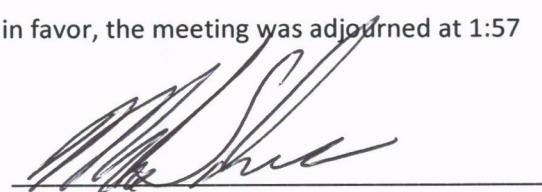
Theis made a motion to approve Application for Conditional Use Permit #9-25, with the conditions proposed by staff. The motion was seconded by Madsen and passed unanimously.

The Commissioners reviewed and discussed the minutes from the September 9, 2025, Planning Commission meeting. Madsen made a motion to approve the September 9, 2025, Planning Commission minutes. Huseby seconded the motion, and it passed unanimously.

Following a motion by Kaufenberg and second by Zeug, with all in favor, the meeting was adjourned at 1:57 p.m.



Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Mike Scheffler, Chair
Redwood County Planning Commission