



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: May 25, 2021

A meeting of the Redwood County Planning Commission convened on Tuesday, the 25th day of May, 2021, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Jeff Huseby, DeVonna Zeug, Mike Scheffler, Mark Madsen, Mike Kaufenberg, and County Commissioner Dave Forkrud. Also present were the following individuals: Greg Mude, Nate Petersen, John Rigge, Economic Development Coordinator Briana Mumme, Environmental Director Scott Wold, Land Use & Zoning Supervisor Nick Brozek, and Administrative Assistant Lali Ortega.

At 1:00 p.m. the regularly scheduled May 25th, 2021 Redwood County Planning Commission meeting was called to order by Chair Huseby.

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

At 1:04 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #4-21, submitted by Greg Mude.

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

1. Greg Mude owns and lives on a farm site located at 24988 300th Street, about 2 miles east of the City of Seaforth. The property is located in Section 27 of Sheridan Township. Mude proposes to start a welding business in an existing 40' x 40' shop building on the property.
2. Most of the welding work will be contract work for Bayer Crop Science. Steel components will be cut and bent off-site. Mude will pick up the components himself with an enclosed trailer, and will deliver finished product to Bayer. Few customers will visit the site. Mude is the sole employee of the business.
3. A gravel lot south of the building is available for parking and loading. This area is screened from the public view by a grove shared with the neighboring property.
4. The business is not expected to generate any substantial amount of trash or waste.
5. Mude's site is located behind, and accessed through, a farm building site owned by Mude's parents. The sites are screened from each other by trees growing near the property line.

6. The three closest third-party dwellings to the proposed business location are as follows: (1) Dale & Beverley Mude, 200 feet west of the site; (2) Kevin Sinclair & Joan Woelfel, 3000 feet south of the site; and (3) Christopher Turbes, about 3300 feet southeast of the site. The applicant's own residence is 100 feet south of the welding building.
7. There is no county ditch or tile located on the site. The Redwood River is about 900 feet south of the site.
8. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Greg Mude was present at the meeting to explain the project. He made the following statements to the Commission:

- Mude wants to operate a full-time welding business on his home property.
- Right now his main client is Bayer Crop Science.
- One more customer is interested in contracting ongoing work.
- The welding building is attached to a cold storage building that Mr. Mude uses for his personal property.
- The welding building measured 40' x 40' and is about 15 years old.
- Mude has already done limited work in his shop for area farmers. He will continue to do that.
- He doesn't weld any galvanized metals.

The Planning Commissioners asked the following questions of the applicant:

- What does he weld for Bayer?
- Will there be a lot of truck traffic?
- Will he be welding stainless steel?
- Has he read the proposed permit conditions and is he ok with them?

Mude responded to the Commissions questions as follows:

- He will be welding machines to size seeds and put chemicals on seeds. The largest one he makes is about 12' x 4'.
- No trucks will be coming to the property. Mude picks up all the materials himself, and delivers the finished product to the powder-coater. Fabrication and cutting of the metal is done off-site before Mude picks it up. Then he assembles and welds it.
- He does do stainless steel welding, but it doesn't come up very often. He has maybe one job per year involving stainless steel.

Brozek asked whether there are particular environmental or health concerns regarding stainless steel welding. Scheffler stated that in his experience, OSHA pays extra attention to it for employee safety purposes, but Mude doesn't have any employees.

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

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Huseby closed the public meeting at 1:10 p.m. He then asked Brozek to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

Scheffler made a motion to approve Application for Conditional Use Permit #4-21. The motion was seconded by Zeug and passed unanimously.

At 1:16 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #5-21, submitted by Nate Petersen.

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

1. Nate Petersen owns and operates Shooters Sporting Clays on his property located in Section 19 of Underwood Township – 10713 300th Street. Petersen is seeking to expand the business by constructing additional shooting areas, and expanding the hours of operation.
2. The site was originally issued a Conditional Use Permit (CUP) in 1994 (CUP #83). Subsequently, CUPs were issued for two expansions, in 2008 and 2015 (CUPs #2-08 & #22-15).
3. Petersen plans to construct two new skeet shooting fields and rifle and pistol shooting bays. The shooting bays will have side and back berms constructed of earthen material. Lighting will be installed on both the skeet fields and the rifle/pistol berms, for after-sunset shooting.
4. Shooting hours will be expanded from the current hours of operation (8:00 a.m. – 10:00 p.m.) to 8:00 a.m. – 12:30 a.m.
5. The site is about ¼ of a mile south of JD 37 (Redwood River). There is no county tile on the property.
6. Petersen is working with the Redwood County Soil and Water Conservation District to avoid impacting any wetlands. He also may enroll parts of the property into CRP or other conservation programs.
7. The three closest third-party dwellings to the proposed business location are as follows: (1) a farm site owned by Patricia Rosa Revocable Trust, about 2400 feet east of the site; (2) Travis Brey, about 2470 feet west of the site; and (3) Gary & Kathy Johnson, about 1930 feet north of the site.
8. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Nate Petersen was present at the meeting to explain the project. He made the following statements to the Commission:

- Petersen is seeking to expand his existing shooting range. He has been in business for 25 years.
- He will level ground for two new skeet fields. They will face east/northeast on the east side of the site.
- Kristi Zajac from SWCD looked at the site for wetlands and is fine with the proposed project locations.
- The skeet fields will include structures housing the target throwing equipment. These structures will be approximately 12'x12' and 20' tall. The throwers are positioned at 10' and 3'.
- The skeet fields will round out the shotgun program for high school shooting sports.
- Will include lighting for after sunset.
- Will also add rifle and pistol shooting. There is demand for this, but has never done it there before. The rifle/pistol bays will be on the west side of the property and will include multiple bays of different lengths. He moved the bays from his first considered location after talking with Zajac, in order to avoid a small creek on the property.
- Petersen passed out a diagram detailing the berms that will be constructed around the shooting bays. A copy was placed in his file.
- The side berms on the bays will be 12' to 15' tall. The back berms will be 15' to 20' tall. The longest bay will be 140' long. The berms will be planted with grass.
- The bays will face north/northeast, so the shooters are not looking into the sun.

- This will allow more recreational shooting and more competitive shooting. Competitive shooting will include shorter distance shooting in different directions within the bays. During competitive shooting, range officers will be on duty in each bay for safety.
- Two bays will be constructed on south side of the site and four on the north side.
- Shooters will be able to offer concealed carry classes.
- Petersen spoke with the closest neighbors and they did not have any problem with the project.
- Petersen wants to extend shooting hours to 12:30 a.m. in order to offer shooting under the lights in the summer.

The Planning Commissioners asked the following questions of the applicant:

- Why did Petersen propose 12:30 a.m. as the end time?
- When will construction begin?
- Is he ok with the proposed conditions?
- Are the neighbors aware of the proposed hours of operations changes?
- Is Petersen ok with the septic conditions?

Petersen responded to the Commissions questions as follows:

- The sun goes down late in the summer. 12:30 a.m. end time allows 3 hours of shooting under the lights. People like to shoot under the lights for a different shooting experience. He envisions having a limited number of weekend events under the lights.
- Construction of the rifle/pistol bays will occur in the fall.
- He didn't receive a copy of the conditions, because he hadn't checked the mail at the range. A copy of provided and Petersen reviewed them. He stated that they sound fine.
- An area was identified where a new septic system could be built, if needed.

Brozek stated that extension of the hours of operation was listed on the notification mailed to the neighbors and published in the newspaper.

The Commissioners discussed the proposed 12:30 a.m. shooting hours. Suggestions were considered to limit the number of nights per year and the number of nights in a row on which shooting would be allowed after 10:00 p.m.

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

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Huseby closed the public meeting at 1:49 p.m. He then asked Brozek to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

Zeug made a motion to approve Application for Conditional Use Permit #5-21, subject to the proposed conditions, plus a condition limiting shooting after 10:00 p.m. to no more than 104 nights per year and no more than 3 consecutive nights. The motion was seconded by Madsen and passed unanimously.

At 1:55 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #6-21, submitted by John Rigge of Grandview Valley Winery.

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

1. John & Laura Rigge own and operate Grandview Valley Winery on their property located in Section 21 of Swedes Forest Township – 42703 Grandview Avenue, Belview. Rigge is seeking to expand the business by constructing a 72' x 76' barn structure, which will include a wine production area and tasting room for wine, spirits, and beer.
2. The expansion will have seating capacity for around 50 people, and will include a kitchen for cooking appetizers. It will also include a restroom. A new septic system will be constructed for the kitchen and restroom.
3. The site was originally issued a Conditional Use Permit (CUP) in 2011 (CUP #2-11).
4. Additional parking will be provided east of the existing gravel parking lot.
5. The site is about 500 feet northeast of Boiling Spring Creek and an unnamed tributary thereof. There is no county ditch or tile on the property.
6. The three closest third-party dwellings to the proposed business location are as follows: (1) Craig Johanneck, about 970 feet northeast of the site; (2) Jamie & Jennifer Parker, about 1360 feet north of the site; and (3) Glenn & Tracie Huseby, about 1700 feet south of the site. The Rigge residence is located about 340 feet west of the proposed new building.
7. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

John Rigge was present at the meeting to explain the project. He made the following statements to the Commission:

- The winery has outgrown its wine production facility.
- Rigge wants to build a new building for production. The building will also include bathrooms, bridal suite, and a tasting room with full bar, serving beer, wine, and liquor. They will be able to host private parties, and weddings with 300 to 400 guests.
- The building will be 72' x 80'.
- They want to expand their market into the twin cities, and produce 20,000 to 30,000 bottles of wine per year.
- The building will be on the east side of the existing parking lot.
- The existing wine production space in the existing building will be converted to restaurant seating.
- In the future he wants to build a few cabins for rent, but not right now.
- The closing time will remain 11:00 p.m.

The Planning Commissioners asked the following questions of the applicant:

- Will a new septic be installed?
- Will ne parking space be provided?
- Are the proposed conditions ok?

Rigge responded to the Commissions questions as follows:

- The septic contractor he works with will design a new septic for the new building. It will be sized for a large venue with the timed dose system.
- Rigge purchased an additional 5 acres from the neighbor for this project, so he has room to expand the gravel parking lot.
- He reviewed the conditioned and is ok with them.

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

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Huseby closed the public meeting at 2:02 p.m. He then asked Brozek to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

Forkrud made a motion to approve Application for Conditional Use Permit #6-21. The motion was seconded by Kaufenberg and passed unanimously.

At 2:10 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #7-21, submitted by Nick Brozek of Hilltop Harvest Strawberry Farm.

Brozek recused himself from his position as supporting staff to the Planning Commission and moved to the applicants' table. Wold took over support staff duties.

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

1. Nick & Katherine Brozek own and operate Hilltop Harvest strawberry farm in the SW1/4 of Section 3, Sheridan Township – 33343 Hunter Avenue, Redwood Falls.
2. The farm was started by Katherine's parents, Darwin and Judy Pless, 21 years ago. It is operated primarily as a "you-pick" business, where customers come and pick the berries themselves. Additionally, a smaller amount of berries are sold to customers already picked.
3. The Brozeks are seeking to expand their business by operating a food truck on the site during the strawberry season, which lasts for about 3 weeks in June and July. The foods served will include foods not grown on the site, which triggers the Conditional Use Permit requirement.
4. The Brozeks are in the process of getting state certification for the food truck. State laws prohibit any food truck from operating in the same location for more than 21 days per year.
5. The food truck will have a plumbing system, providing potable water for cooking and coffee, and a reservoir to collect the wastewater. The wastewater will be hauled to a sewage treatment plant or land-applied per MPCA rules. If in the future a kitchen is constructed in a permanent building, a septic system or holding tank will be installed.
6. It is possible that the Brozeks will upgrade their food truck, or construct a small building to serve the same purpose, in the future.
7. Parking for the business is located along the farm driveway. An accessible portable restroom is provided for customers during the picking season.
8. The three closest third-party dwellings to the proposed business location are as follows: (1) Merl & Rena Borth, about 1650 feet south of the site; (2) Ryan & Betsy Goblirsch, about 2100 feet north of the site and (3) Thomas & Linda McDonald, about 2820 feet northwest of the site. The Brozek residence is 250 feet east of the proposed food truck location.
9. The site is about 850 feet north of JD 33. There is no county tile located on the site.

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

Nick Brozek was present at the meeting to explain the project. He made the following statements to the Commission:

- They want to add a food truck, in a trailer, to their existing strawberry farm.
- They will serve food and beverages to go with strawberries, such as ice cream, waffles, cake, and coffee.
- Brozek is working with Chris Hanson from SWHHS to get the food truck state certified.
- The electrical is supposed to go in this week.
- The state food and lodging inspection is scheduled for June 4.
- They hope to have the food truck up and running for the beginning of this strawberry season.
- The food truck will have a refrigerator, freezer, waffle maker, coffee maker, coffee grinder, and water heater.

The Planning Commissioners asked the following questions of the applicant:

- How big is the trailer?
- Does the farm have bathrooms?
- How many acres of strawberries are grown?

Brozek responded to the Commission's questions as follows:

- He is building the food truck in an 8' x 16' camper trailer.
- They rent a portable toilet during the strawberry season.
- They have 3 acres of strawberries for picking.

Chair Huseby asked if anyone was present to speak in support of the project. Briana Mumme, Redwood County Economic Development Coordinator, made the following statements:

- Hilltop Harvest received a small business development grant from the county for this project.

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

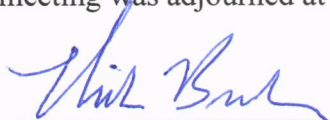
Chair Huseby closed the public meeting at 2:18 p.m. He then asked Wold to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

Scheffler made a motion to approve Application for Conditional Use Permit #7-21, subject to the proposed conditions. The motion was seconded by Zeug and passed unanimously.

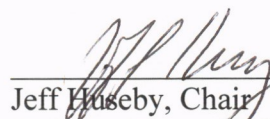
The Commissioners reviewed and discussed the minutes from the April 6, 2021 Planning Commission meeting.

Kaufenberg made a motion to approve the April 6, 2021 Planning Commission minutes as presented. Forkrud seconded the motion and it passed unanimously.

Zeug made a motion to adjourn. The motion was seconded by Kaufenberg, and passed unanimously. The meeting was adjourned at 2:25 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Jeff Huseby, Chair
Redwood County Planning Commission