

**TO: Redwood County Planning Commission**

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

**DATE: February 12, 2025**

**RE: Planning Commission Hearing on February 25, 2025**



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 25<sup>th</sup> day of February, 2025, beginning at 1:00 p.m. in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve one (1) public hearing. A brief summary of the subject matter of the hearings is set forth below.

**1. Public Hearing on Application for Conditional Use Permit (2-25) by Blair Ransom of Buell Consulting, Inc., as agent for Vertical Bridge, o/b/o landowner Tim Christensen**

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 260<sup>th</sup> 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.

The proposed tower area is located in an "A" Agricultural District. Cellular telecommunications towers are a Conditional Use in said district.

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 260<sup>th</sup> St.

The proposed communications tower is located in the Agricultural District. Redwood County Code of Ordinances Section 153.142 states that "Cellular Telecommunications Towers" are a conditional use in the Agricultural District.

In accordance with the application requirements stipulated in Section 153.381 of the Ordinance, Blair Ransom of Buell Consulting, Inc., acting on behalf of 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

**Redwood County Government Center - Environmental Department**

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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 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.

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

