


TO: Redwood County Board of Adjustment
FROM: Jeanette Pidde 
Land Use & Zoning Supervisor
Redwood County Environmental Office
DATE: May 1, 2025
RE: Public Hearing on *Application for Variance* by Michael Scheffler, o/b/o
Straight Line of Sanborn, Inc. – side yard setback for shop addition



#1-25v

Michael Scheffler, on behalf of Straight Line of Sanborn, Inc., is proposing to construct a 65-foot by 120-foot shop addition on the following real property:

Part of the SE1/4 of Section 21, Township 109 N, Range 36 W, Redwood County, Minnesota, described as follows: Commencing at the East Quarter Corner of said Section 21; thence South 00 degrees 27 minutes 16 seconds West (assumed bearing), on the east line of said Section 21, a distance of 990.00 feet to the point of beginning; thence continuing South 00 degrees 27 minutes 16 seconds West, on said east line, 310.55 feet; thence North 88 degrees 51 minutes 46 seconds West, 749.23 feet to a ½ inch iron pipe monument; thence North 00 degrees 25 minutes 05 seconds East, 301.15 feet to a ½ inch pipe monument; thence South 89 degrees 34 minutes 55 seconds East, 749.37 feet to the point of beginning.

The proposed shop addition will be adjacent to the south property line. The side-yard setback requirement for buildings in the Industrial district is 15 feet from the property line. Consequently, Scheffler is requesting a variance of 15 feet from the setback requirement. The existing shop is also adjacent to the property line. The property on the other side of the south property line is owned by L & S Construction Corp., with life estates in favor of Donalee Scheffler and Julie Scheffler for use and occupancy of the residence located on the property. Therefore, the properties cannot be combined at this time.

Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

cc: Michael Scheffler

enclosure