



www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 3-25 Date: 4-28-25

Location of Proposed Use:

Address: 44665 170th Street City: Springfield State: MN Zip: 56087
House # Street Name

Parcel #: 50-026-4040 Township: Brookville Section: 26 Twp #: 110 Range: 34

Legal Description:

6.55A TR IN S1/2 SW1/4 SE1/4 6.55A ; See attached.

Information about the Site:

Zoning District: Ag

NOTICE: Change of land use may affect your property taxes.

General description of the building(s) and proposed use:

32' x 22' Insulated steel Barn with Air Conditioning and heat. There are 8 dog Kennels that have a 5'x5' area in the Climate Controlled building with a dog door Entering a 5'x10' concrete and covered roof outdoor area for each of the 8 kennels. There is water in the building and a floor drain. The outdoor area we plan to use is a 90'x300' for the dogs to play. There is also a smaller concrete pen that is 45'x60' for smaller dogs. All kennel pens attached to the Building are 6' high and all other fencing around the outdoor play areas are 8' high. With all this infrastructure we would plan on boarding and breeding dogs with a max capacity of 10 adult dogs. Basic Obedience training is also a possibility.

Building Size: (Please enter dimensions in feet)

Width: 32' Length: 22' Diameter: _____ Total Height: 20'

Setbacks: (Please enter in feet)

Side Yard Setback: 350 Direction: West

Side Yard Setback: 10 Direction: East

Rear Yard Setback: 50 Direction: North

Road Type: Township Gravel Setback from the Right-of-Way: 167'

Setback from the center of the road 200 ft

Type of Sewer System:

N/A

Drainage Plan:

floor drain

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Jeremy Last Name: Pierson
Business Name: _____
Address: 44665 170th Street City: Springfield State: MN Zip: 56087
Home Phone: _____ Cell Phone: (507) 227-6257 Email: 12jpierson@gmail.com

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____
Business Name: _____
Address: [] _____ City: _____ State: MN Zip: _____
Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from applicant)

First Name: _____ Last Name: _____
Address [] _____ City: _____ State: MN Zip: _____
HomePhone: _____ CellPhone: _____ Email: _____

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature:  Date: 4-27-25

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 32838 Date Approved: _____

Application Received: 4-28-2025

Commission Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____
County Board Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____

Conditional Use Permit #3-25

Legal Description

Part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 110 N, Range 34 W in Brookville Township, Redwood County, Minnesota, described as follows:

Commencing at an existing iron monument at the southwest corner of the Southeast Quarter of said Section 26; thence north 89 degrees 18 minutes 30 seconds east, bearing based on Redwood County Coordinate system, along the south line of said Southeast Quarter and along the centerline of the township road, as exists, a distance of 660.16 feet, to the point of beginning; thence continuing north 89 degrees 18 minutes 30 seconds east, along said south line and said centerline, a distance of 508.98 feet; thence north 00 degrees 22 minutes 49 seconds west, parallel with the west line of said Southeast Quarter, a distance of 548.23 feet; thence north 87 degrees 49 minutes 58 seconds west a distance of 509.47 feet; thence south 00 degrees 22 minutes 49 seconds east, parallel with the west line of said Southeast Quarter, a distance of 573.64 feet, to the point of beginning.



BROOKVILLE

26

Dog Run

Small dog area

Kennel Building

Septic

Well

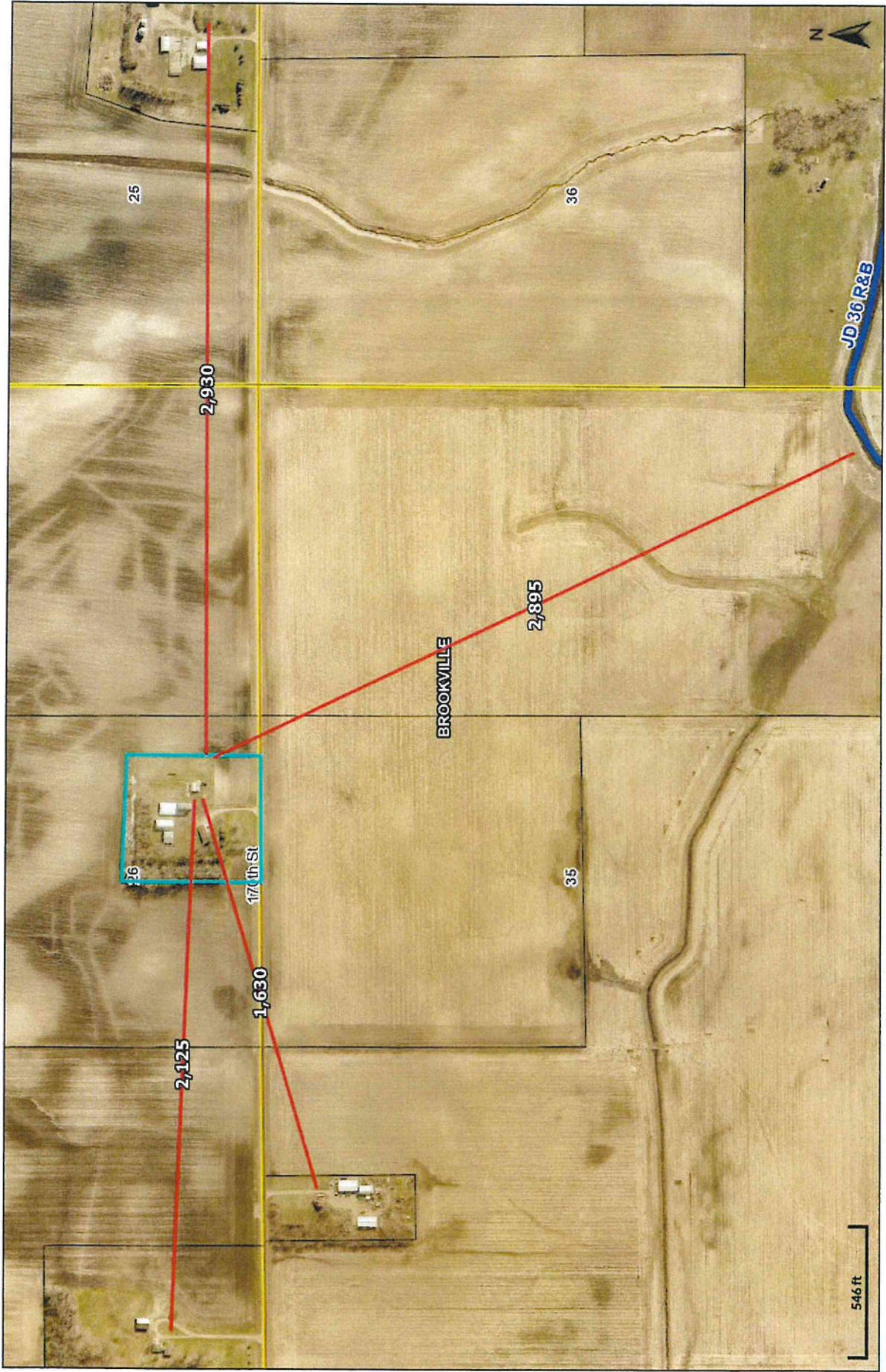
170th St

35

94 ft




Neighborhood



Conditions for Permit No. 3-25 (Jeremy Pierson – dog kennel)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Code, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
5. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
6. All waste, refuse, and the like generated by or from the conditional use shall be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations.
7. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
8. Dogs must be under direct control whenever they are outside of the enclosed areas.
9. Dogs must be fed at least once per day with clean, wholesome food sufficient to meet the normal daily nutritive requirements for the dog's age, size, and condition. Feed standards must be those recommended by the National Research Council. All feeding and watering receptacles must be kept clean and sanitary.
10. Clean potable water must be made available to all dogs at least twice daily for periods of not less than one hour.
11. Each dog must be identified with a numbered tag affixed to the neck by means of a collar, as well as identification attached to the individual kennel.
12. The following records on each dog must be kept for a minimum of 2 years:
 - a. The date of acquisition and disposition
 - b. The name and address of the person from whom the dog was received
 - c. The identification of each dog confined on the premises
 - d. Description of the dog by approximate age, breed, and sex
13. Care shall be taken to prevent excessive barking.

14. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.

TO: Whom It May Concern
FROM: Jeanette Pidde 
Land Use and Zoning Supervisor
Redwood County Environmental Office



DATE: May 12, 2025

RE: Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Jeremy Pierson pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.142(A)(2). Mr. Pierson is proposing to operate a dog boarding kennel and breeding business on the following described real property:

Part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 110 N, Range 34 W in Brookville Township, Redwood County, Minnesota, described as follows:

Commencing at an existing iron monument at the southwest corner of the southeast quarter of said Section 26; thence north 89 degrees 18 minutes 30 seconds east, bearing based on Redwood County Coordinate system, along the south line of said Southeast Quarter and along the centerline of the township road, as exists, a distance of 660.16 feet, to the point of beginning; thence continuing north 89 degrees 18 minutes 30 seconds east, along said south line and said centerline, a distance of 508.98 feet; thence north 00 degrees 22 minutes 49 seconds west, parallel with the west line of said Southeast Quarter, a distance of 548.23 feet; thence north 87 degrees 49 minutes 58 seconds west a distance of 509.47 feet; thence south 00 degrees 22 minutes 49 seconds east, parallel with the west line of said southeast quarter, a distance of 573.64 feet, to the point of beginning.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 27th day of May, 2025. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@redwoodcounty-mn.gov, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Redwood County Government Center - Environmental Department
P.O. Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us



NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Jeremy Pierson pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.142(A)(2). Mr. Pierson is proposing to operate a dog boarding kennel and breeding business on the following described real property:

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DATED: May 7, 2025

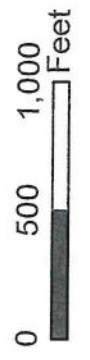
Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Parcel ID: 50-026-4040

- Selected Parcel(s)
- Notification Area
- Municipal Boundaries
- Sections
- Roads
- Parcels

CUP Notice Area:
0.4 miles from selected parcel



County Hwy 2

170th St



Parcel ID	OWNER	C/O	Address	City	State	ZIP
500264020	ACRETRADER 231 LLP		26 W CENTER FL 2	FAYETTEVILLE	AR	72701
500262060	ANDERSON/GERALD		20827 CO RD 16	SPRINGFIELD	MN	56087
500253040	JENSEN/JEANETTE/RLT		501 CO RD 5 UNIT 10	SPRINGFIELD	MN	56087
500351080	OCHS/TERRENCE M & CATHY A/ETAL		602 W ROCK ST	SPRINGFIELD	MN	56087
500263020	PETERSEN/DANIEL		42952 180 ST	SPRINGFIELD	MN	56087
500352040	PETERSEN/DANA		18338 CO HWY 2	SLEEPY EYE	MN	56085
500264040	PIERSON/JEREMY & TIFFANY		44665 170 ST	SPRINGFIELD	MN	56087
500263040	SCHMITZ/GREGORY D		44255 170 ST	SPRINGFIELD	MN	56087
500264060	SCHWANKE/JANICE A		306 RAY AVE	SPRINGFIELD	MN	56087
500352020	THOM/JASON WAYNE		44370 170 ST	SPRINGFIELD	MN	56087
500261060	WINKELMANN/DONALD M & MARVIS E AND RICHARD L AND LOIS A ZIHLKE TRUSTS		43662 180 ST	SPRINGFIELD	MN	56087
	CITY OF COBDEN CITY COUNCIL		340 WEST ST	COBDEN	MN	56085
	BROOKVILLE TOWNSHIP BOARD OF SUPERVISORS		45413 210TH ST	SLEEPY EYE	MN	56085

REDWOOD COUNTY PLANNING COMMISSION

Jeremy Pierson

Conditional Use Permit Application #3-25

May 27, 2024



FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the use and enjoyment of other property in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____