



Redwood County

www.co.redwood.mn.us

Application for Variance

Permit #: 1-25v Date: 4/14/25

Location of the Affected Parcel or Property:

Address: 12226 Knox Ave. City: Sanborn State: MN Zip: 56083
House # Street Name

Parcel Number: 51-021-4040 Township Name: Charlestown

Section: 21 Township Number: 109 Range: 36

Legal Description:

com 990'S SE 1/4 COR, THW 749.37', S 301.15', E 749.23', N 310.55'
TORR, 5.26 A MIL - Full legal attached.

Information about the Variance Request:

Zoning District: Industrial

General description of the building or request: NOTICE: Change of land use may affect your property taxes.

Shop addition to our existing shop. South side of addition is
directly on the property line. Requesting variance of 15'.

Type of occupancy:

Manufacturing shop

Building Size: (Please enter dimensions in feet)

Width: 65' Length: 120' Diameter: _____

Sidewall Height: 23'6" Total Height: 26'6"

Setbacks: (Please enter in feet)

Side Yard Setback: 240' Direction: North

Side Yard Setback: 0' Direction: South

Rear Yard Setback: 400' Direction: West

Road Type: Township Setback from the Center of the Road: 250'

Setback from the right-of-way: 187' Direction: East

Other information:

Applicant Information:

First Name: Michael Last Name: Scheffler
Business Name: Straight Line of Sanborn
Address: 12226 Knob Ave City: Sanborn State: MN Zip: 56683
Home Phone: 507-648-3304 Cell Phone: 507-220-4479 Email: mikes@slisanborn.com

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

First Name: _____ Last Name: _____
Business Name: _____
Address: _____ City: _____ State: MN Zip: _____
House # Street Name
Home Phone: _____ Cell Phone: _____ 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 variance issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature:  Date: 4/9/25

The following must be attached for this to be considered a completed application:

* A detailed site map. This must include: the location of watercourses, setbacks from property lines, current and proposed locations of any structures, well location, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, and any signs being posted.

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

Variance Fee: \$700.00 Receipt #: 32830 Date Approved: _____

Conditions:

Application Received: 4-14-25

Board of Adjustment:

Approved: _____ Date: _____

Disapproved: _____ Date: _____

Variance 1-25v

Legal Description

Part of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township One Hundred Nine (109) North, Range Thirty-six (36) West, 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 1/2 inch iron pipe monument; thence North 00 degrees 25 minutes 05 seconds East, 301.15 feet to a 1/2 inch pipe monument; thence South 89 degrees 34 minutes 55 seconds East, 749.37 feet to the point of beginning. Subject to easements.

Contains 5.26 acres, more or less.

Redwood County Zoning Permit Application



Applicant Information

First Name: Michael Last Name: Scheffler
Business Name: Straight Line of Sanborn
Address: 12226 Knox Ave. City: Sanborn State: MN Zip: 56083
Home Phone: 507-648-3304 Cell Phone: 507-220-4479
E-mail Address: mikes@slisanborn.com

Landowner Information (if different from applicant)

First Name: _____ Last Name: _____
Business Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Home Phone: _____ Cell Phone: _____
E-mail Address: _____

Project Details

Estimated Cost of Project: \$550,000
Will the project include the addition of any bedrooms (Y/N): N
What is the intended use: Commercial Farm Personal
What is the bushel capacity (for grain bins): _____
Will the project have geothermal (Y/N): N
Will the project have solar panels (Y/N): N
What are the project dimensions (ft.): Width: 65' Length: 120'
Height 26'-6" Diameter: _____

General Description:

Shop addition off of our current shop. South side wall of addition runs in line with existing shop out 120' and ties back 65' to the north into our other shop addition.

Proposed Site Location and Drawing

Please hand draw your site plan in this box, including the **distance** of the proposed structure from existing structures, or you can make your site map online using our free online mapping tool found at: <https://beacon.schneidercorp.com/>. Include the location of your **well(s)** and **septic** system(s) and septic tank(s) on the drawing.

See next pages.



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

Landowner Signature: _____

Date: _____

4/9/25

- Once you have finished filling out this form, please submit it to the Redwood County Zoning Administrator for processing. If you have any questions, please call our office.
- Please note, that your permit is not valid until you receive a copy signed by the Zoning Administrator.

Click to Submit-->



Environmental Office Use Only:

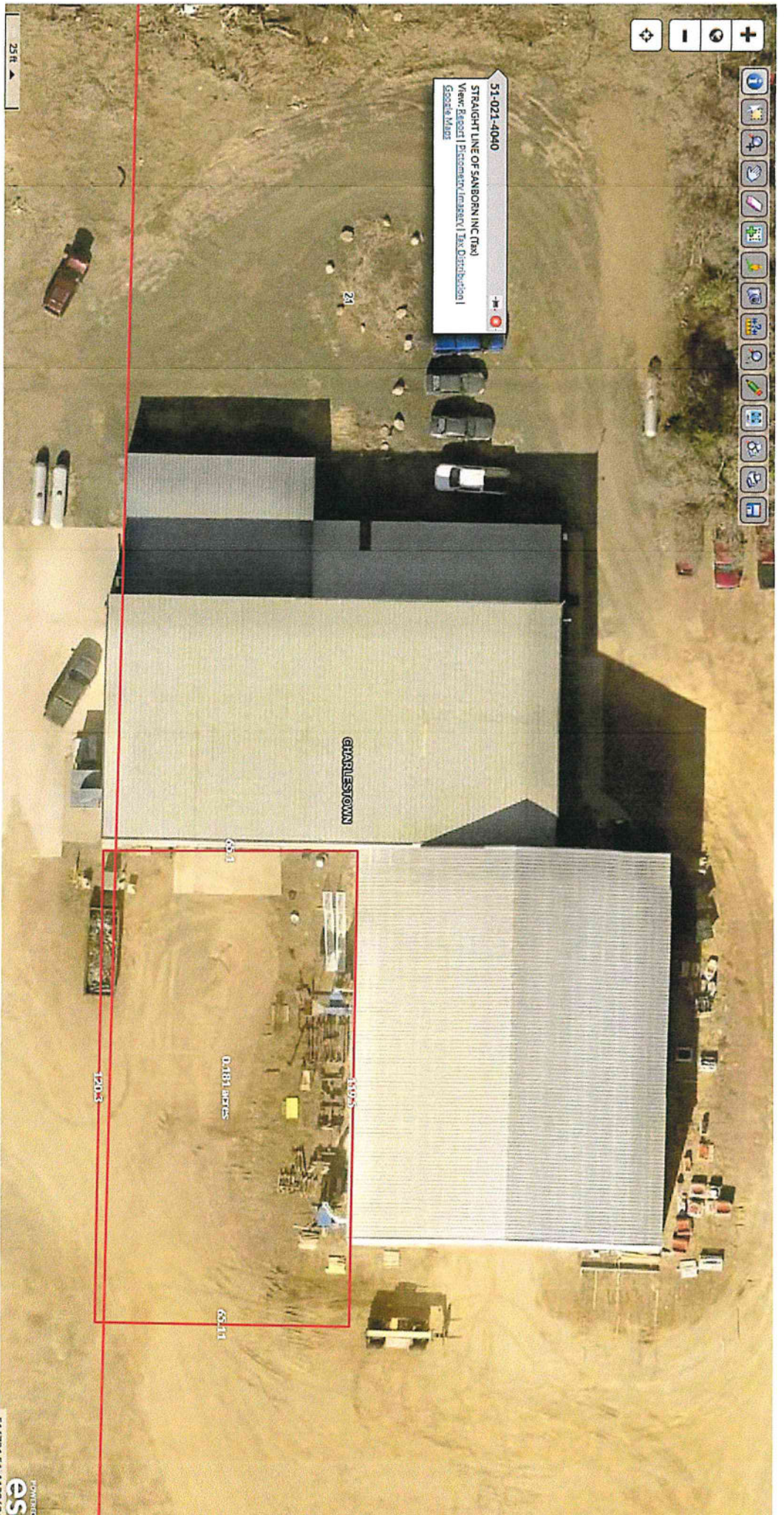
Reviewed by: _____

Receipt No. _____

Permit No. _____



51-021-4040
 STRAIGHT LINE OF SANBORN INC (PA)
 View Report | Estimate/Measure | Tax Distribution |
 Google Maps



24

1495

03181 927CS

65111

1203

25ft

1. The first step in the process of creating a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape. A thorough market analysis provides valuable insights into the opportunities and challenges of the market, which are essential for developing a realistic business plan.

| Parcel ID | Owner | C/O | Address | CITY | STATE | ZIP |
|-----------|------------------------------|-----------------------------|----------------|-------------|-------|-------|
| 510214040 | STRAIGHT LINE OF SANBORN INC | | 12226 KNOX AVE | SANBORN | MN | 56083 |
| 510223040 | RUNCK FAMILY FARMS INC ETAL | | 19319 440 AVE | SPRINGFIELD | MN | 56087 |
| 510214020 | SCHEFFLER/DONALEE A/ETAL | | 12226 KNOX AVE | SANBORN | MN | 56083 |
| 510214060 | L & S CONST CORP ETAL | ATTN: MIKE SCHEFFLER | 12226 KNOX AVE | SANBORN | MN | 56083 |
| | CITY OF SANBORN | ATTN: TARA ROIGER, CLERK | PO BOX 278 | SANBORN | MN | 56083 |
| | CHARLESTON TOWNSHIP | ATTN: DOUG MOODY, JR, CLERK | 30061 140TH ST | LAMBERTON | MN | 56152 |

TO: Whom It May Concern

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

DATE: April 28, 2025

RE: Notice of Public Hearing on *Application for Variance*



Please find enclosed a *Notice of Public Hearing* regarding an *Application for Variance* filed by Michael Scheffler, o/b/o Straight Line of Sanborn, Inc., pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required side yard setback for a building, set forth in Title XV, Section 153.224. The variance request is for the construction of 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.

A public hearing thereon will be held before the Redwood County Board of Adjustment on Tuesday, May 13, 2025, at 9:00 a.m. at the proposed project site, 12226 Knox Ave., Sanborn, MN.

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.

If you have any questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, 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

County of Redwood

In the Matter of the Application of)
Michael Scheffler for a Variance to)
Redwood County Ordinance)

NOTICE OF PUBLIC HEARING

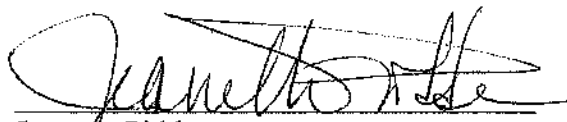
An *Application for Variance* has been filed by Michael Scheffler, o/b/o Straight Line of Sanborn, Inc., requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required side yard setback for a building, set forth in Title XV, Section 153.224. The variance request is for the construction of 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 1/2 inch iron pipe monument; thence North 00 degrees 25 minutes 05 seconds East, 301.15 feet to a 1/2 inch pipe monument; thence South 89 degrees 34 minutes 55 seconds East, 749.37 feet to the point of beginning.

It is hereby ordered that a Public Hearing thereon will be held on Tuesday, May 13, 2025, at 9:00 a.m. before the Redwood County Board of Adjustment at the proposed project site, located at 12226 Knox Ave., Sanborn, MN 56083.

If you have any questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at environmental@co.redwood.mn.us, or in writing at the following address: *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

DATED: April 24, 2025



Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Parcel ID: 51-021-4040

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

**Variance Notice Area:
500 ft from selected parcel**



Variance No: 1-25v

Application for Variance Checklist

(1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes _____ No _____

Why or why not? _____

(2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes _____ No _____

Why or why not? _____

(3) Will the issuance of a Variance maintain the essential character of the locality?

Yes _____ No _____

Why or why not? _____

(4) Does the need for a Variance involve more than economic considerations?

Yes _____ No _____

Why or why not? _____

(5) Is the proposed use allowed in the zoning district in which the subject property is located?

Yes _____ No _____

Why or why not? _____

(6) Are the conditions attached to the variance, if any, directly related to the variance, and roughly proportional to the impact created by the variance?

Yes _____ No _____

Why or why not? _____

DATED: _____

Chair of Redwood County Board of Adjustment

Factors Regarding an *Application for Variance*

Statutory Factors¹:

- (1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
- (2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
- (3) Will the issuance of a Variance maintain the essential character of the locality?
- (4) Does the need for a Variance involve more than economic considerations?

Redwood County Ordinance Factors:

- (1) Is the proposed use allowed in the zoning district in which the subject property is located?
- (2) Are the conditions attached to the variance, if any, directly related to the variance, and roughly proportional to the impact created by the variance?

Additional Factors for After-the-Fact Variances²:

- (1) Did the applicant act in good faith and attempt to comply with the ordinance?
- (2) Did the applicant make a substantial investment?
- (3) Is the construction complete?
- (4) Are there similar structures in the area?
- (5) Are the county's benefits outweighed by the applicant's burden if the applicant were required to comply with the ordinance?

¹ Minn. Stat. Section 394.27, subd. 7.

² In re Stadsvold, 754 N.W.2d 323 (Minn. 2008)