Redwood County Environmental Office -- PO Box 130, Redwood Falls, MN 56283 Phone: (507) 637-4023

Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 9-25 **Date:** 8/25/25

Location of Proposed Use:

Address: 34412 Wapasha Trail **City:** Redwood Falls **State:** MN **Zip:** 56283
House # Street Name

Parcel #: 62-580-0560 **Township:** Paxton **Section:** – **Twp #:** – **Range:** –

Legal Description:

Existing building
See attached.

Information about the Site:

Zoning District: _____

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

Use existing building for auto-care, with a focus on car detailing. One current employee, but up to three in the future. Includes mobile detailing. Uses recycled rainwater and environmentally-friendly products.

48 x 60

Building Size: (Please enter dimensions in feet)

Width: 48 **Length:** 60 **Diameter:** – **Total Height:** 22

Setbacks: (Please enter in feet)

Side Yard Setback: 20 **Direction:** South

Side Yard Setback: 195 **Direction:** north

Rear Yard Setback: 30 **Direction:** West

Road Type: Minor Res. **Setback from the Right-of-Way:** 100

Right-of-Way Width from Centerline 125 ft

Type of Sewer System:

Existing Septic tied in with house.

Drainage Plan:

Daylighted but usually washes in driveway.

Other Information:

Applicant Information:

First Name: Jason & Kris **Last Name:** Garman

Business Name: AJ's Auto

Address: 34412 Wapasha Trail **City:** Redwood Falls **State:** MN **Zip:** 56283

Home Phone: —

Operator Information: (Complete only i

First Name:

Business Name

Address:

Home Phone:

Land Owner Information: (Complete only

First Name:

Address

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 Kris Garman **Date:** 8-21-25

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

Permit Fee: $700.00 **Receipt #:** 32898 **Date Approved:**

Application Received: August 25th, 2025

Commission Action:

Approved: **Date:**

Disapproved: **Date:**

County Board Action:

Approved: **Date:**

Disapproved: **Date:**

Conditional Use Permit #9-25

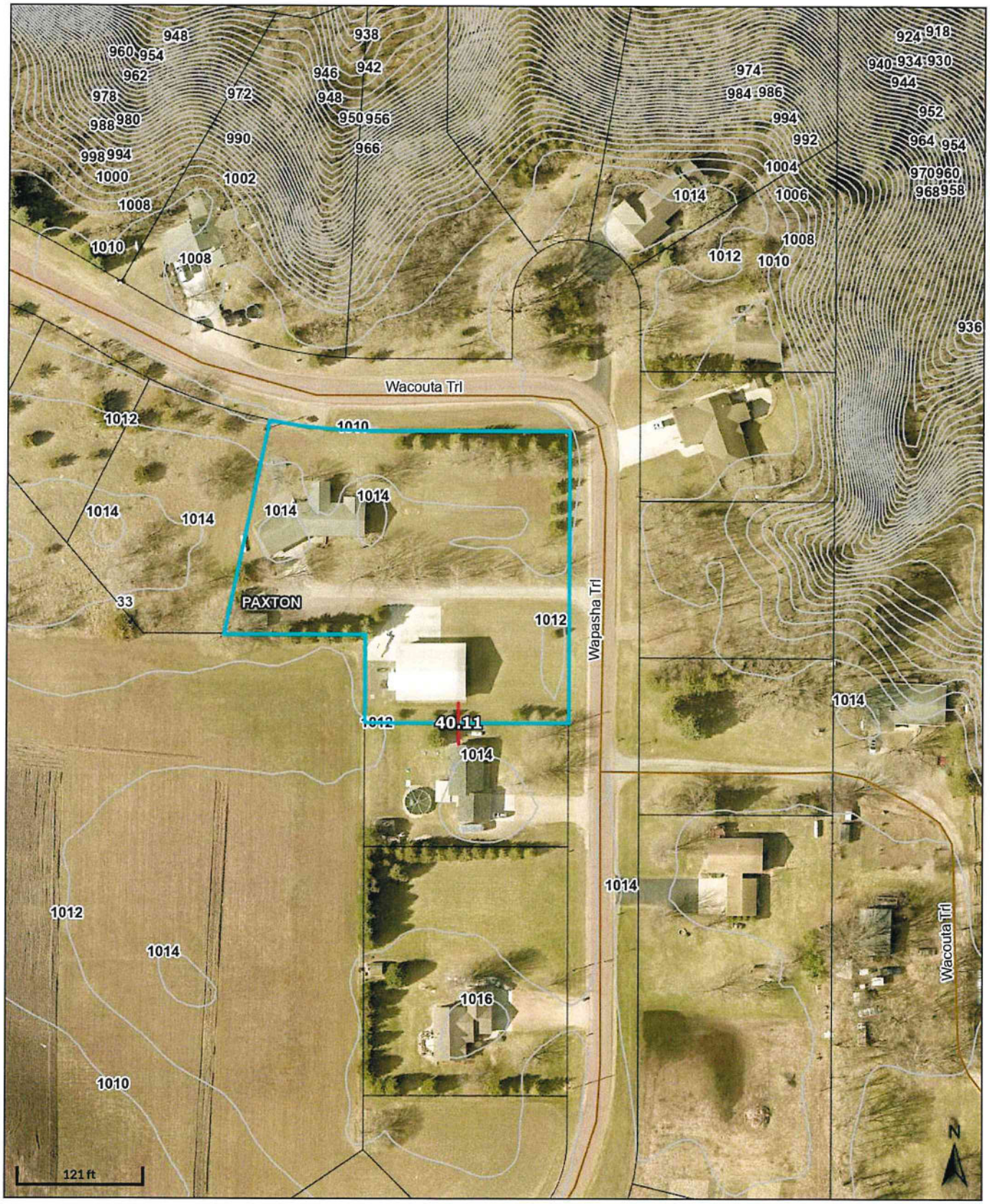
Legal Description

Lot Six (6) of Block Two (2), Moccasin Springs Addition being a part of the West Half (W½) of the Southeast Quarter (SE¼) of Section Thirty-three (33) in Township One Hundred Thirteen (113), Range Thirty-five (35),

AND

LOT SEVEN (7) AND LOT EIGHT (8), BLOCK TWO (2) OF MOCCASIN SPRINGS FIRST ADDITION, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W ½ SE ¼) OF SECTION THIRTY-THREE (33) IN TOWNSHIP ONE HUNDRED THIRTEEN (113), RANGE THIRTY-FIVE (35), REDWOOD COUNTY, MN.

Neighborhood



Zoning

Legend

- Municipal Boundaries
- Surrounding Counties
- Townships
- Open Ditch
- Drain Tile
- Lakes
- Rivers
- Parcels

Shoreland

- 150 ft
- 300 ft
- 300 ft L W
- 1000 ft
- FloodPlain
- <all other values>

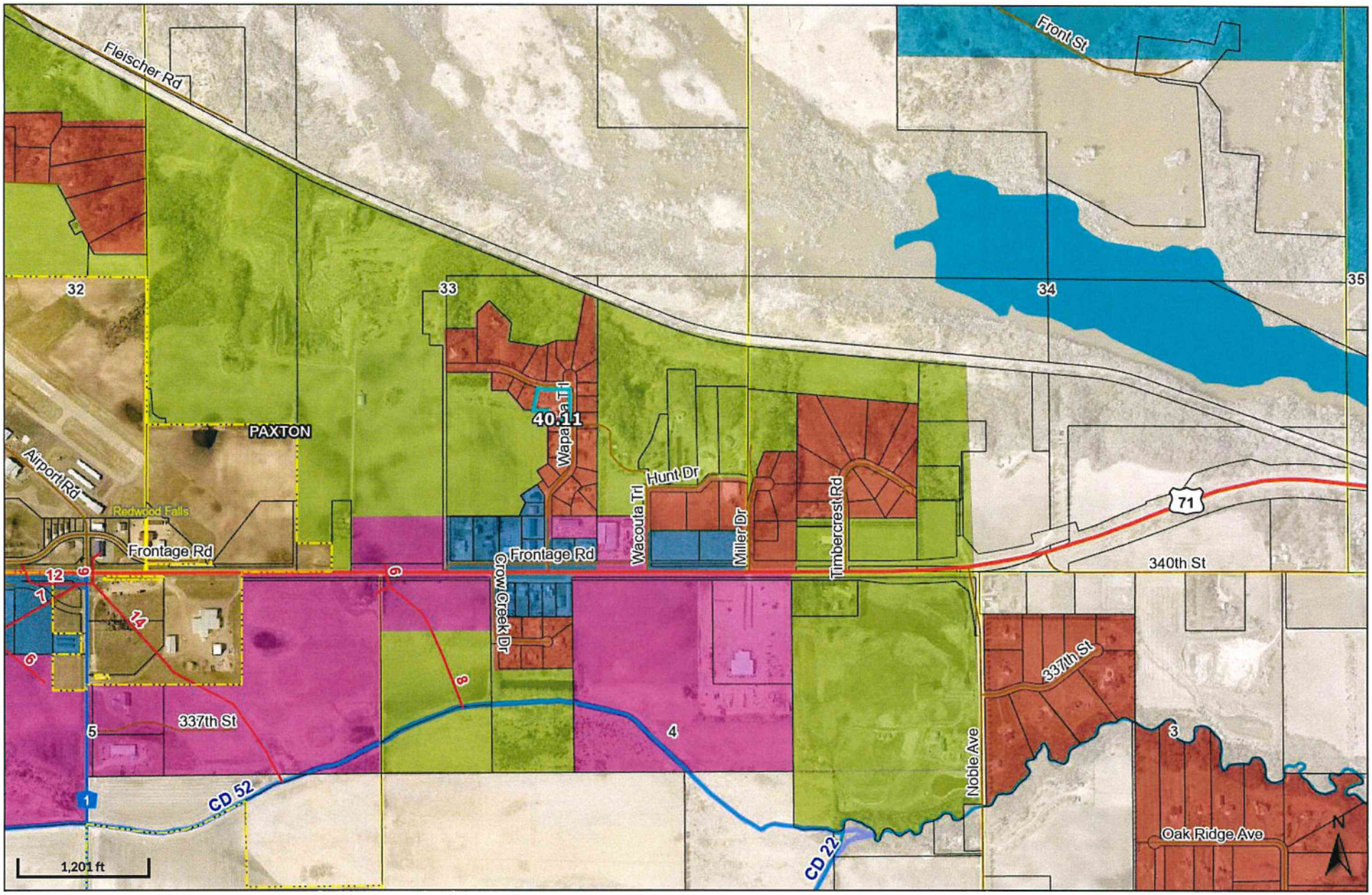
County Zoning

- B1
- I1
- R1
- S
- UE
- 2M
- AG

Major Roads

- State/Federal
- County
- County/Twp/City
- Minor Roads

Area


Fleischer Rd
Front St
32
33
34
35
PAXTON
Airport Rd
Redwood Falls
Frontage Rd
40.11
Wapa Tri
Hunt Dr
Wacouta Tri
Miller Dr
Timbercrest Rd
Crow Creek Dr
Frontage Rd
71
340th St
337th St
337th St
Noble Ave
Oak Ridge Ave
CD 52
CD 22
1,201 ft
N

Conditions for Permit No. 9-25 (Jason Garman – Car Detailing)

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 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.

4. 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.

5. 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. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.

6. Auto care performed on the property as part of the home occupation shall be limited to car detailing.

7. Only domestic household strength waste shall be generated unless a plan for off-site disposal is approved by the Environmental Office.

8. 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.

9. Adequate measures shall be taken to provide sufficient off-street parking and loading space to serve the proposed conditional use. Parking shall comply with and is subject to all relevant local, state, and federal laws, rules, and regulations.

10. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, noise, vibration, glare, and electrical disturbances so that none of the foregoing will be noticeable outside the outbuilding or constitute a nuisance now or in the future.

11. Lighting shall be controlled in such a manner that no disturbance to neighboring properties will result now or in the future.

12. All materials and equipment on the premises in connection with the conditional use shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except that the north concrete driveway may be used for the conditional use during the hours of operation.

13. Hours of operation shall be 9 a.m. to 5 p.m., Monday through Friday.

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, the Redwood County Ordinances, State statutes, or Federal laws.

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: ***Application for Conditional Use Permit*** **submitted by Jason & Kris Garman; Permit Application No. 9-25**

I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

1. ***Written Notice of Public Hearing on Application for Conditional Use Permit*****; and**
2. ***Notice of Public Hearing***

were duly served upon:

SEE ATTACHED

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 17th day of September, 2025.

Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 17th day of September, 2025, by Lali Ortega.

JEANETTE ELIZABETH PIDDE
Notary Public-Minnesota
My Commission Expires Jan. 31, 2028

Notary Public

Parcel ID	NAME	C/O	Address	CITY	STATE	ZIP
625300020	BARBER/PETE & LISA		35991 HUNT DR	REDWOOD FALLS	MN	56283
625800660	BRYAN/PHILIP & NICOLE		36248 CROW CREEK LN	REDWOOD FALLS	MN	56283
621331060	DAHLBERG/CONNIE R/ETAL		300 SOUTHDALE SE	SLEEPY EYE	MN	56085
625800300	DRESSEN/MARK S & BRENDA J		34442 WAPASHA TRL	REDWOOD FALLS	MN	56283-2751
625800840	FARASYN/MARK E & JENNIFER M		36155 US HWY 71	REDWOOD FALLS	MN	56283-2755
628200080	FARMERS UNION INDUSTRIES LLC		220 PONDEROSA RD	REDWOOD FALLS	MN	56283
625800400	FERGUSON/SEAN K & KAYLA		34481 WACOUTA TRL	REDWOOD FALLS	MN	56283
625800780	FUHR/DANIEL D & SHARI S		34497 WACOUTA TRL	REDWOOD FALLS	MN	56283
625800560	GARMAN/JASON M & KRIS A		34412 WAPASHA TRL	REDWOOD FALLS	MN	56283
625800440	GARMAN/KRIS A		34412 WAPASHA TRAIL	REDWOOD FALLS	MN	56283
625800620	HOULE/DOUGLAS L & TAMARA A		36235 US HWY 71	REDWOOD FALLS	MN	56283
621334040	MADSEN/GLENN W & SARA F		34231 WACOUTA TRL	REDWOOD FALLS	MN	56283
625800500	MADSON/THOMAS J		34380 WAPASHA TRL	REDWOOD FALLS	MN	56283
625800460	MESSER/MICHAEL D & HEATHER R		34330 WAPASHA TRL	REDWOOD FALLS	MN	56283
629960020	MN VALLEY REGIONAL RAIL AUTH		200 S MILL ST	REDWOOD FALLS	MN	56283
625800240	MORRIS/RICHARD W		34353 WAPASHA TRL	REDWOOD FALLS	MN	56283
625300040	OBERLOH/DENNIS E & THERESA R		35985 HUNT DR	REDWOOD FALLS	MN	56283
625800340	PABST/ROGER D		34453 WACOUTA TRL	REDWOOD FALLS	MN	56283
625800705	PAXTON LK PROPERTIES LLC		PO BOX 187	REDWOOD FALLS	MN	56283
625800880	REDWOOD MINISTRIES INC	% LIVING WORD CHURCH	36209 US HWY 71	REDWOOD FALLS	MN	56283
621334020	SANDGREN/JEFFREY A & MAVIS B		34331 WACOUTA TRL	REDWOOD FALLS	MN	56283
625800740	SEAVERT/RICHARD & KAREN		504 MORTEN DR	REDWOOD FALLS	MN	56283
625800700	SEEHAUSEN/TROY JOHN		PO BOX 406	MORTON	MN	56270
625800030	STEFFL/CHARLES J & JOLENE A		PO BOX 111	BELVIEW	MN	56214
621333100	TETRICK/MARK R & CHRISTINE M	ETAL	36145 US HWY 71	REDWOOD FALLS	MN	56283
628200060	WERTISH/TIMOTHY & SOMMER		1601 E BRIDGE ST	REDWOOD FALLS	MN	56283
	Paxton Township Board of Supervisors	% Tammy Houle, Clerk	36235 US HWY 71	REDWOOD FALLS	MN	56283
	Redwood Falls City Council	% Keith Muetzel, Administrator	PO Box 526	REDWOOD FALLS	MN	56283

APPLICANT

TO: Whom It May Concern

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

DATE: September 17, 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 Jason and Kris Garman pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.162. Garmans are proposing to operate a Level III home occupation, consisting of an auto care business, in a shop building on the following described real property:

Lot 6, Lot 7, and Lot 8, Block 2, Moccasin Springs First Addition, being a part of the West Half of the Southeast Quarter of Section 33 in Township 113, Range 35 (Paxton Twp.), Redwood County, Minnesota.

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 30th day of September, 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

Southwest Minnesota
Redwood County
Environmental

NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Jason and Kris Garman pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.162. Garmans are proposing to operate a Level III home occupation, consisting of an auto care business, in a shop building on the following described real property:

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DATED: September 11, 2025

Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office

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

Parcel ID: 62-580-0560

CUP Area:
0.25 miles from selected parcel

0 500 1,000 Feet

Redwood Gazette

RECEIVED

SEP 18 2025

REDWOOD COUNTY
ENVIRONMENTAL OFFICE

AFFIDAVIT OF PUBLICATION

Redwood Gazette
219 So Washington PO Box 299, Redwood Falls, MN 56283
(507) 637-2929

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Redwood Gazette, County of Redwood, Minnesota.

The Redwood Gazette has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspapers' known office of issue is located in Brown, Chippewa, Lyon, Polk, Redwood, Watonwan & Yellow Medicine counties. The newspapers comply with the conditions in §580.033, subd. 1, clause (1) or (2). If the newspaper known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

The affixed notice appeared in said newspaper on the following issues:

- Sep 18, 2025

Publication Fee: $96.75
Order No. 3857450

Anjana Bhadoriya

Agent

SHERI SMITH
Notary Public - State of Florida
Commission # HH209383
Expires on May 31, 2026

VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 09/18/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

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DATED: September 11, 2025

Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office

Published in Redwood Gazette September 18, 2025.
3857450

REDWOOD COUNTY PLANNING COMMISSION
Jason and Kris Garman
Conditional Use Permit Application #9-25
September 30, 2025

Southwest Minnesota
Redwood County
Environmental

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?

CP- Limit size of HO.

NAME: _____ DATE: _____