



### Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 10-25 Date: 9-5-25

**Location of Proposed Use:**

Address: 31832 State Hwy 19 City: Redwood Falls State: MN Zip: 56283  
House # Street Name  
Parcel #: 630031060 Township: Redwood Falls Section: 03 Twp #: 112 Range: 36

**Legal Description:**

NE COR, TH W 691', TH W 339', S 795', E 339', N 795', TO POB  
See attached. 6.19A

**Information about the Site:**

Zoning District: Agricultural

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

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

See attached.

**Building Size:** (Please enter dimensions in feet)

Width: 40' Length: 66' Diameter: \_\_\_\_\_ Total Height: 20'

**Setbacks:** (Please enter in feet)

Side Yard Setback: 150' Direction: West

Side Yard Setback: 145' Direction: East

Rear Yard Setback: 350' Direction: South

Road Type: State Hwy Setback from the Right-of-Way: 200'

Setback from the center of the road 275' ft

**Type of Sewer System:**

Holding Tank

**Drainage Plan:**

natural

**Other Information:**

[Empty box for other information]

**Applicant Information:**

First Name: Cara Last Name: Menz  
Business Name: Menz Enterprises, Inc.  
Address: 31832 State Hwy 19 City: Redwood Falls State: MN Zip: 56283  
Home Phone: \_\_\_\_\_

**Operator Information:** (Complete only if d

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: Cara J Menz Date: 6-13-25

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

Permit Fee: \$700.00 Receipt #: 32908 Date Approved: \_\_\_\_\_

Application Received: 9-5-2025

**Commission Action:**

**County Board Action:**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use Permit #10-25

Legal Description

Real property in Redwood County, Minnesota, described as follows:

All that part of the East Half of the Northeast Quarter (E½ NE¼) of Section Three (3), Township One Hundred Twelve (112) North, Range Thirty-six (36) West, described as follows, to wit; Beginning on the North line of said Section 3 at a distance of 691.00 feet on an assumed bearing of North 89°05'39" West from the Northeast corner of said Section 3; thence North 89°05'39" West along the north line of said Section 3 for 339.00 feet; thence South 0°50' West for 795.00 feet; thence South 89°05'39" East for 339.00 feet; thence North 0°50' East for 795.00 feet to the point of beginning.

CUP #10-25 – General Description of buildings and proposed use:

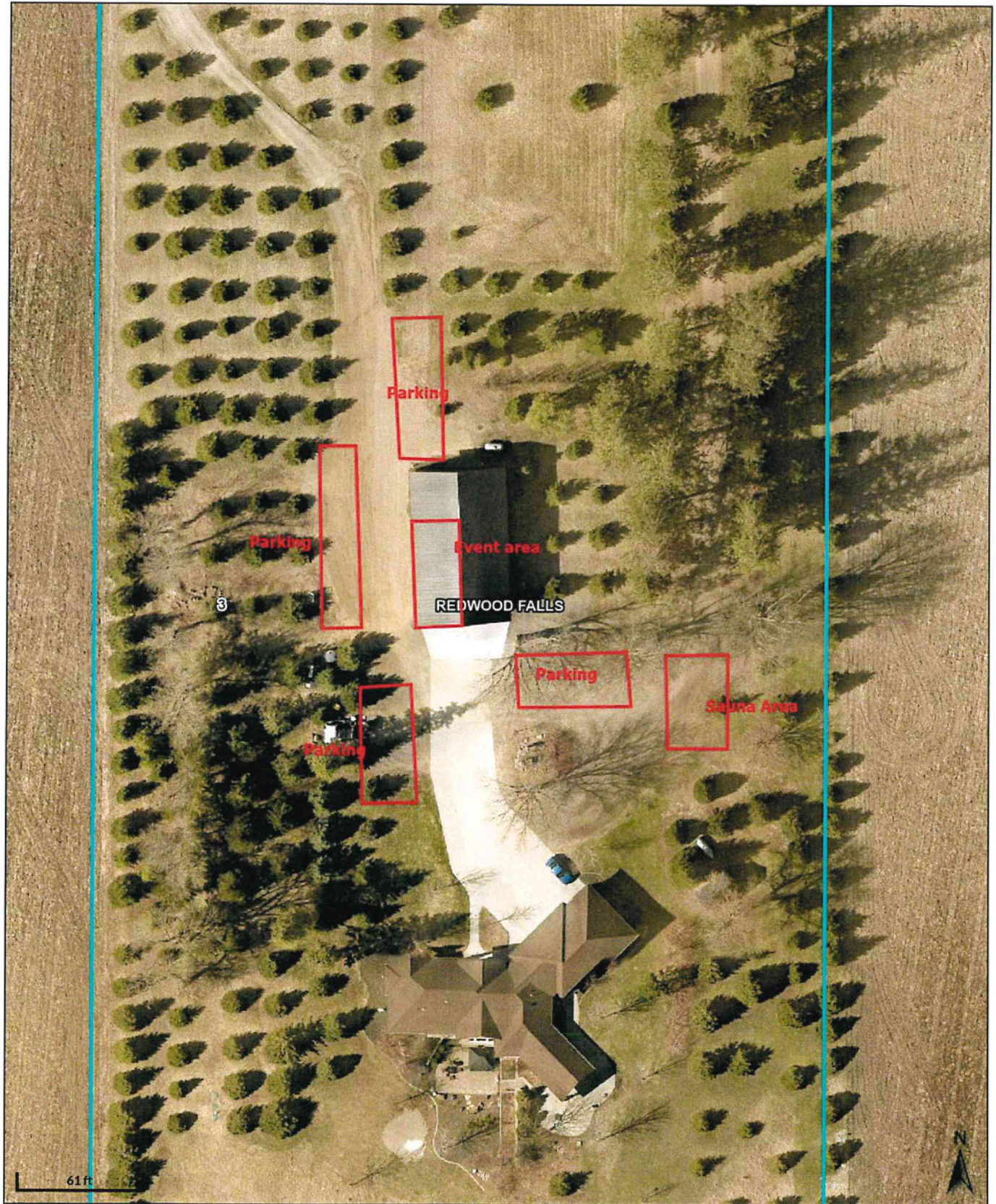
The property is owned by Cara and Jason Menz and will be managed under Menz Enterprises, Inc.

Our intended use of the property is intimate, small-scale, and community-focused events, supporting health, wellness, and connection:

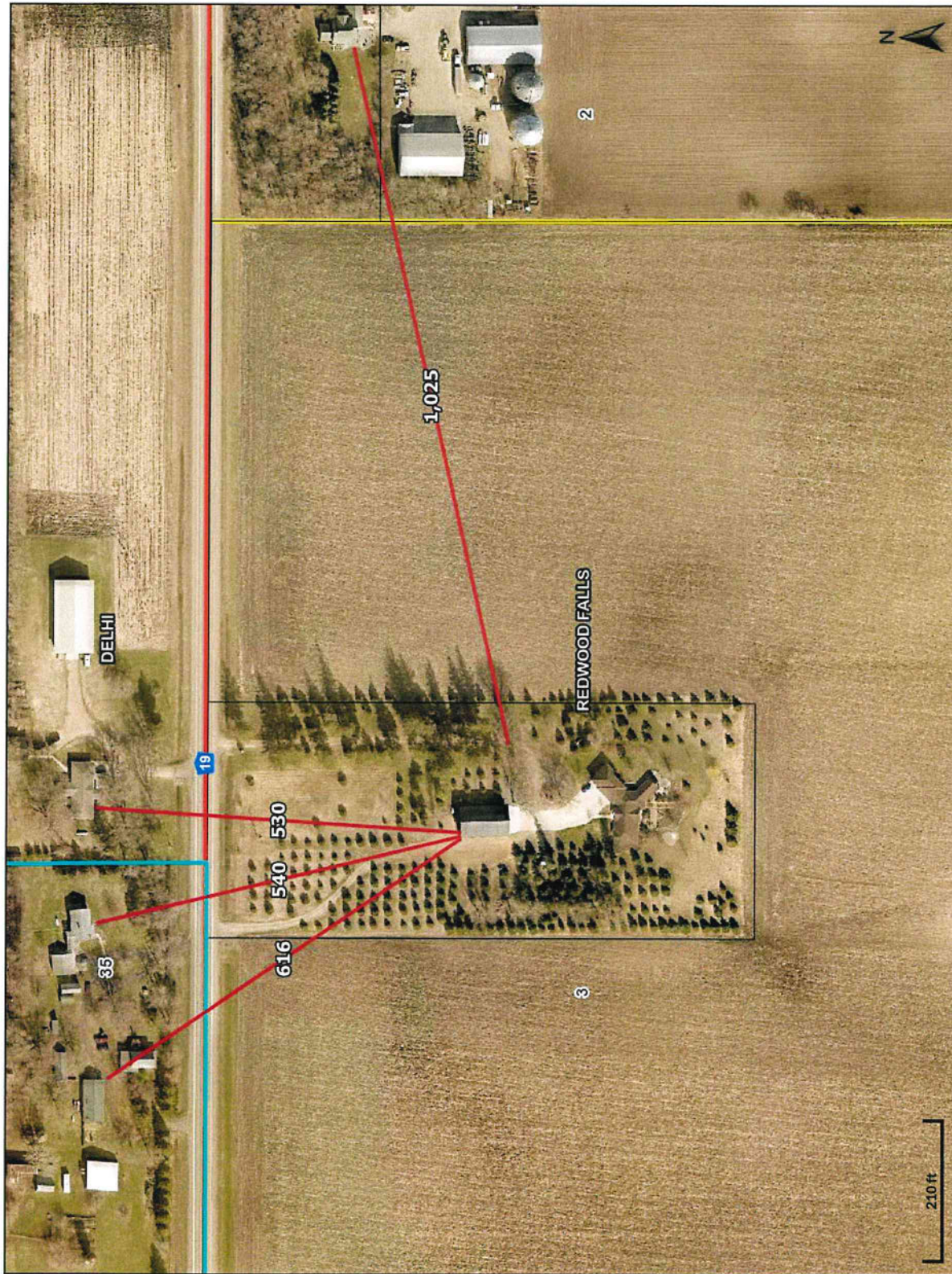
- Indoor space: Gathering area for occasional small events
- Capacity: Fewer than 100 people, seated (final number pending review). Not using the entire space of the building. 20' x 50' plus bathroom space.
- Events & activities: Occasional, intimate gatherings (community wellness events, small workshops, or private rentals)
- Outdoor sauna: Seasonal, limited to 4–5 people per hour by appointment

There is one bathroom with a toilet and one with a urinal in the building.

# Overview



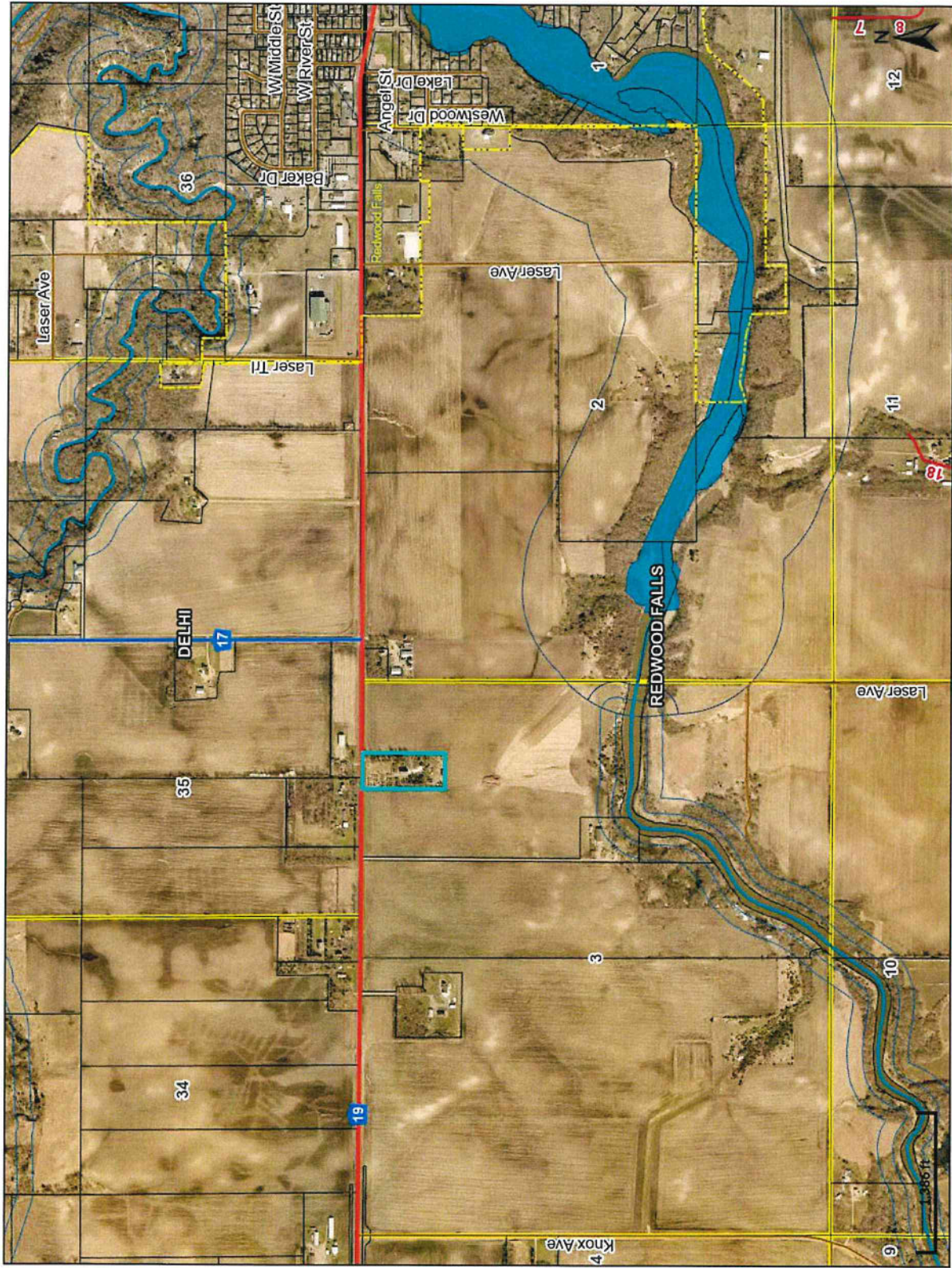
# Neighborhood



## 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>
- Major Roads**
- State/Federal
- County
- County/Twp/City
- Minor Roads

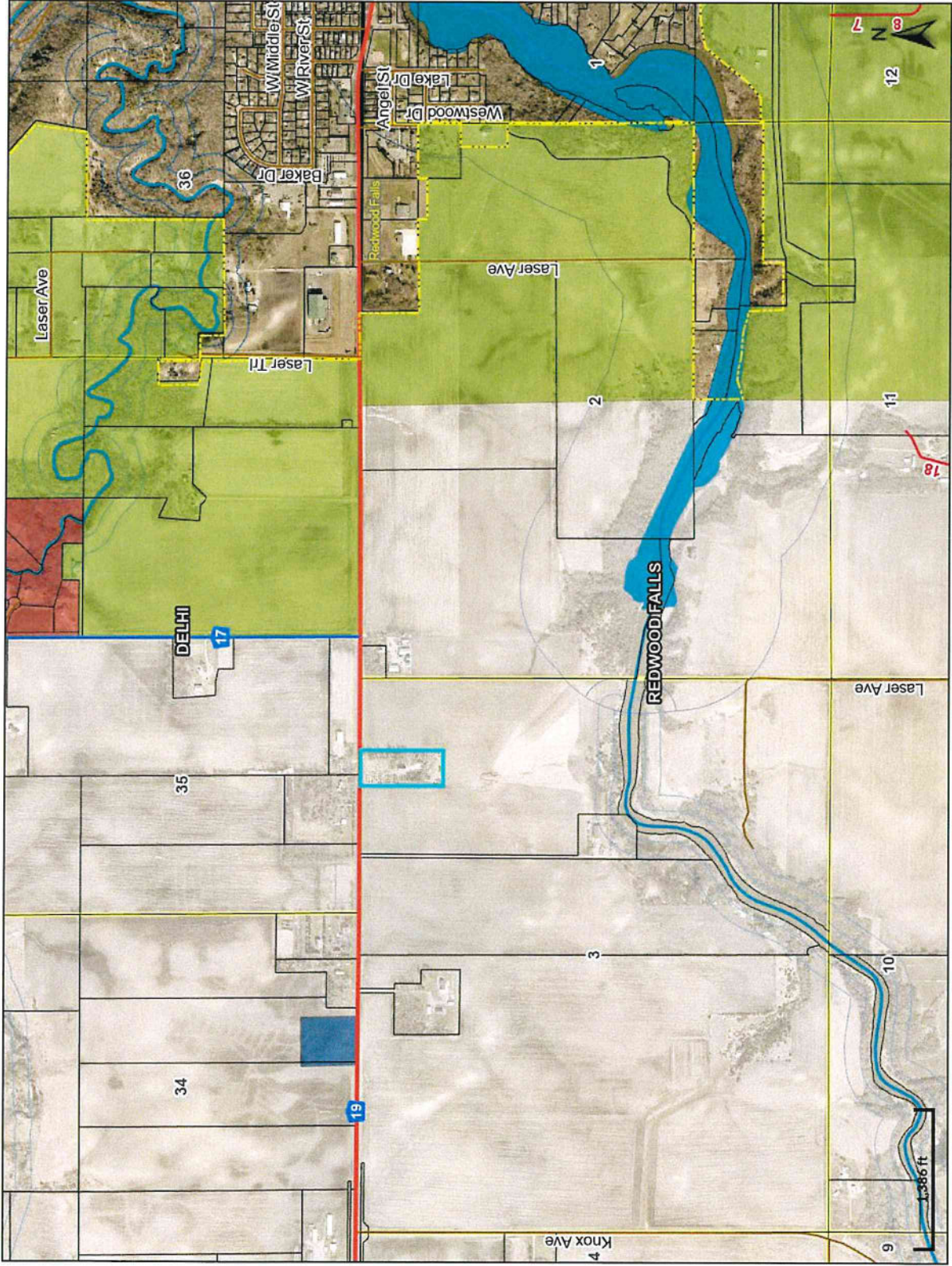
# Area Map



## 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 >
- Major Roads
- State/Federal
- County
- County/Twp/City
- Minor Roads

# 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

**Conditions for Permit No. 10-25 (Cara Menz – Small Event Space)**

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.
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. The permit holder shall maintain a garbage dumpster and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The approved waste hauler shall dispose of the waste and refuse in a proper manner. 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. 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.
7. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements.
8. 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.
9. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result now or in the future.
10. No more than 100 people, including but not limited to vendors, workers, and guests, shall be on site at any time.
11. 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.



Parcel ID	OWNER	C/O	Address	CITY	STATE	ZIP
520354020	CHARLES F GALLES COMPANY	% NORTHWESTERN FARM MGMT CO	301 S O'CONNELL ST	MARSHALL	MN	56258
520344020	FELSKA/PAUL W		31335 ST HWY 19	REDWOOD FALLS	MN	56283
630031040	GRONAU/WADE VINCENT		31588 ST HWY 19	REDWOOD FALLS	MN	56283
520344010	HAGERT/BO		28081 350 ST	REDWOOD FALLS	MN	56283-2305
520353080	HILDEBRANDT/DANIEL P & DEBRA		31815 ST HWY 19	REDWOOD FALLS	MN	56283
520353100	JOHANNHECK/JASON &	AMANDA HILLMER	34278 CO HWY 17	REDWOOD FALLS	MN	56283
630022060	KOHLER/SCOTT K & LAURA K		32014 ST HWY 19	REDWOOD FALLS	MN	56283-9802
520353040	MAHONEY/LINDA S/ETAL		31673 ST HWY 19	REDWOOD FALLS	MN	56283
520353020	MAHONEY/ROBBIN M		PO BOX 293	DANUBE	MN	56230
630031060	MENZ/JASON J & CARA J		31832 ST HWY 19	REDWOOD FALLS	MN	56283
520344070	NELSON/BRYAN J & SUSAN M		31401 STATE HWY 19	REDWOOD FALLS	MN	56283
	REDWOOD FALLS TOWNSHIP BOARD OF SUPERVISORS	% WADE GRONAU, CLERK	31588 ST HWY 19	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 Cara Menz of Menz Enterprises, Inc., pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.142. Menz is proposing to operate a Level III home occupation, consisting of a small event space, in a shop building on the following described real property:

All that part of the East Half of the Northeast Quarter of Section 3, Township 112, Range 36 (Redwood Falls Twp.), described as follows: Beginning on the North line of said Section 3 at a distance of 691.00 feet on an assumed bearing of North 89°05'39" West from the Northeast corner of said Section 3; thence North 89°05'39" West along the north line of said Section 3 for 339.00 feet; thence South 0°50' West for 795.00 feet; thence South 89°05'39" East for 339.00 feet; thence North 0°50' East for 795.00 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 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](mailto: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](http://redwoodcounty-mn.us) [environmental@redwoodcounty-mn.gov](mailto:environmental@redwoodcounty-mn.gov)



## NOTICE OF PUBLIC HEARING

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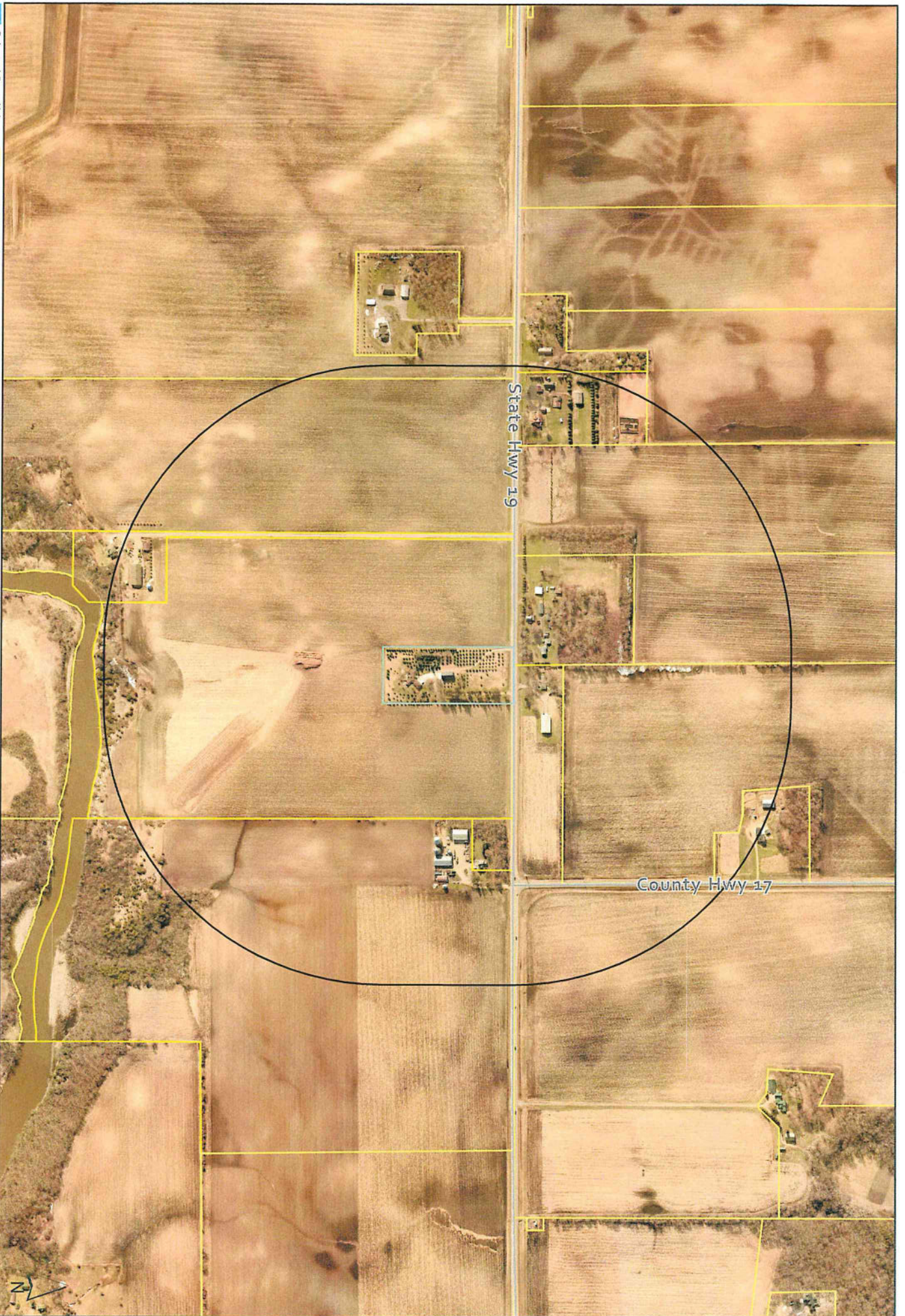
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DATED: September 11, 2025

Jeanette Pidde  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



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

**CUP Area:**  
**0.32 miles from selected parcel**

0 500 1,000 Feet

Parcel ID: 63-003-1060

**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.

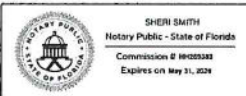
The affixed notice appeared in said newspaper on the following issues:

- Sep 18, 2025

**Publication Fee:** \$114.98  
**Order No.** 3857410

*Anjana Bhadoriya*

Agent



**VERIFICATION**

State of Florida  
County of Broward

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



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 Su-  
pervisor  
Redwood County Environ-  
mental Office

Published in Redwood Ga-  
zette September 18, 2025.  
3857410

**REDWOOD COUNTY PLANNING COMMISSION**

Cara Menz

Conditional Use Permit Application #10-25

September 30, 2025



**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?

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- 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?

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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?

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

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

CP- Limit size of H.O.

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_