



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 8-25 Date: _____

Location of Proposed Use:

Address: County Hwy 2 City: Sherman Twp State: MN Zip: 56270
House # Street Name
 Parcel #: 65-016-4040 Township: Sherman Section: 16 Twp #: 112 Range: 34

Legal Description:

SE 1/4 EX S 50 RDS, 110.A M/L

Information about the Site:

Zoning District: Agriculture

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

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

Temporary Construction Laydown Yard

There will be up to 5 mobile office trailers at this site. 2 being 64'x36', and 3 being 64'x24'. Please refer to the site plan for further details.

No permanent structures will be placed on property.

Building Size: (Please enter dimensions in feet)

Width: N/A Length: N/A Diameter: N/A Total Height: N/A

Setbacks: (Please enter in feet)

Side Yard Setback: 50ft Direction: North
See attached site plan

Side Yard Setback: 40ft Direction: South

Rear Yard Setback: 950ft Direction: West

Road Type: County Road 2 Setback from the Right-of-Way: 50ft 67'

Setback from the center of the road 100 ft

Type of Sewer System:

N/A

Drainage Plan:

See attached plans

Other Information:

.....
.....
.....

Applicant Information:

First Name: Jordan **Last Name:** Chartier
Business Name: M.J. Electric , LLC
Address: 200 W Frank Pipp Dr **City:** Iron Mountain **State:** MI **Zip:** 49801
Home Phone: **Cell Phone:** 906.239.0431 **Email:** Jordan.Chartier@mjelectric.com

Operator Information: (Complete only if different from Applicant)

First Name: **Last Name:**
Business Name: M.J. Electric , LLC
Address: 200 W Frank Pipp Dr **City:** Iron Mountain **State:** MI **Zip:** 49801
Home Phone: **Cell Phone:** **Email:**

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

First Name: David L & Bonnie L **Last Name:** Mathiowetz
Address: 322 Cardinal Way **City:** Redwood Falls **State:** MN **Zip:** 56283
HomePhone: **CellPhone:** 507-430-8336 **Email:** joelmathiowetz@gmail.com

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: *David L. Mathiowetz* **Date:** 8-15-2025

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

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

Application Received:

Commission Action:

County Board Action:

Approved: **Date:** **Approved:** **Date:**

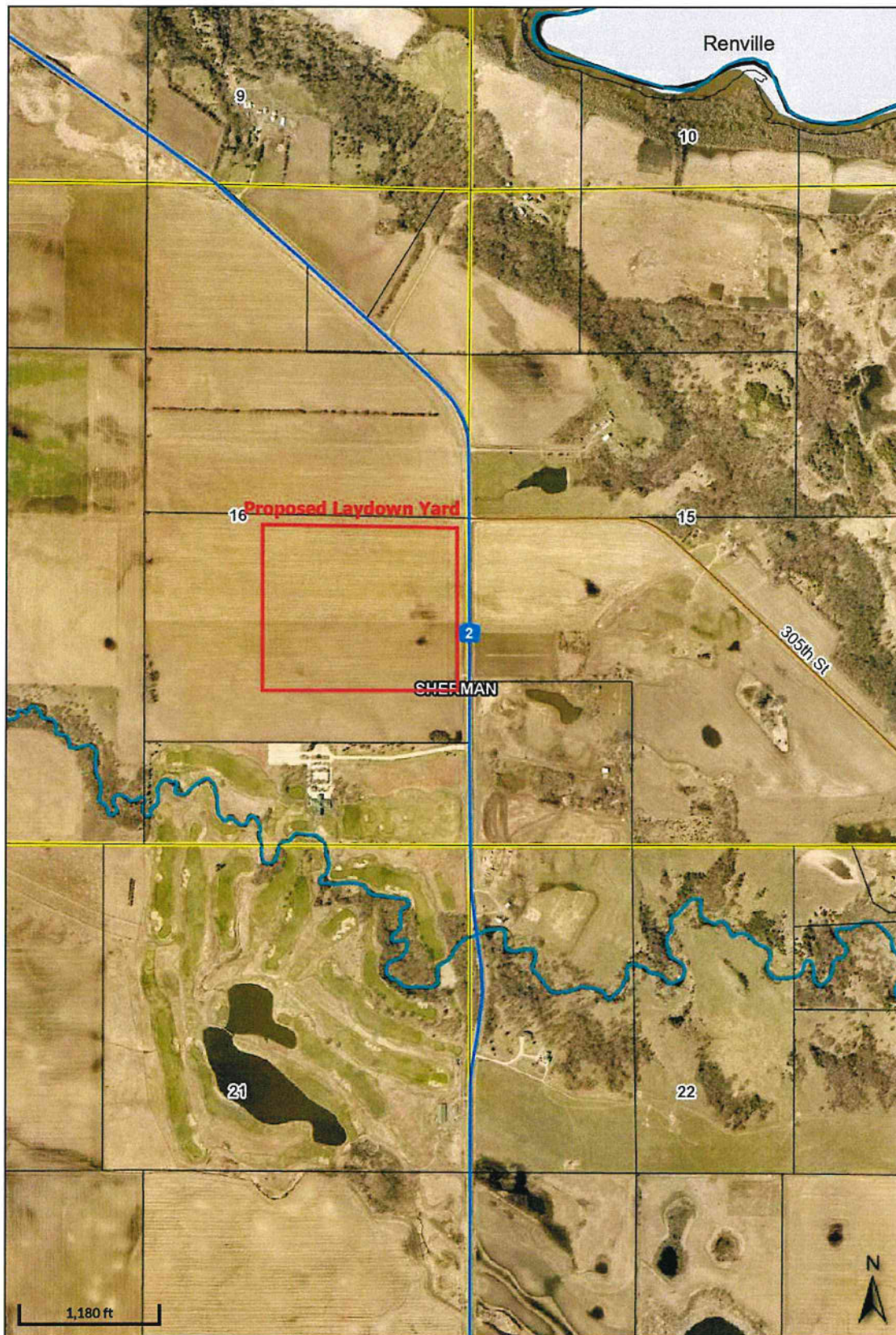
Disapproved: **Date:** **Disapproved:** **Date:**

Conditional Use Permit #8-25

Legal Description

The Southeast Quarter (SE¼) of Section Sixteen (16), Township One Hundred Twelve (112) North, Range Thirty-Four (34) West of the Fifth Principal Meridian, EXCEPT the South 50 rods thereof.

Neighborhood



Legend

- Municipal Boundaries
- Surrounding Counties
- Townships
- Open Ditch
- Drain Tile
- Lakes
- Rivers
- Parcels
- Major Roads
 - State/Federal
 - County
 - County/Twp/City
 - Minor Roads



200 West Frank Papp Drive
 Iron Mountain, MI 49801

NO.	DATE	COMMITTEE	BY	CHK. BY
1	08/07/2025	Licensed Land	JK	JK



**MNEC Laydown
 Yard Exhibits**
 Redwood and Renville Counties,
 Minnesota

Mathiowetz
 Property

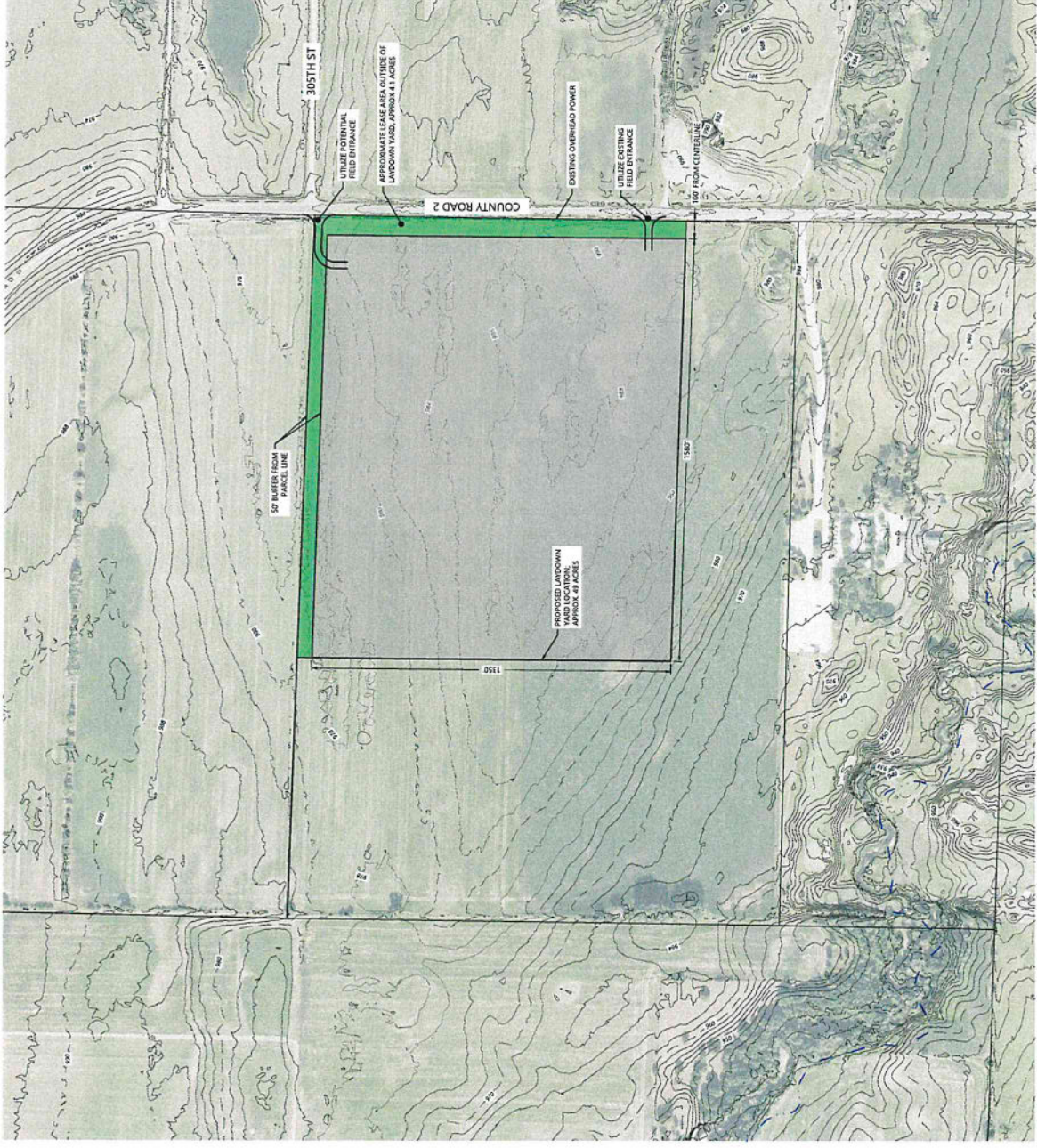
DATE 08/07/2025
 REV. SHEET EX-1
 A

- LEGEND:**
- Parcel Lines (Public Data)
 - Index Contour
 - Approximate Lease Area Outside of Laydown Yard
 - Existing Overhead Power
 - Watercourse Line (Public Data)
 - Water Edge
 - Public Data

SITE DESCRIPTION:
 THE LAYDOWN YARD IS LOCATED IN REDWOOD COUNTY, IS SITUATED WEST OF COUNTY ROAD 2 AND EAST OF THE INTERSECTION WITH SOUTH STREET. THE FIELD IS CURRENTLY USED FOR AGRICULTURE. THE FIELD IS CURRENTLY THE CENTER OF THE PARCELS TO THE NORTH (T-20) AND SOUTH (T-45) TO LOW AREAS THAT TRAVEL EAST UNDER COUNTY ROAD 2. THE PARCEL ADJACENT TO COUNTY ROAD 2 AND AN APPROXIMATE LEASE AREA IS LOCATED NEAR THE HIGH POINT OF COUNTY ROAD 2.

GENERAL NOTES:

- THIS EXHIBIT IS FOR DISCUSSION PURPOSES ONLY.
- THIS EXHIBIT IS NOT A SURVEY AND IS NOT INTENTION TO BE COMPLETED BY LICENSED SURVEYOR.



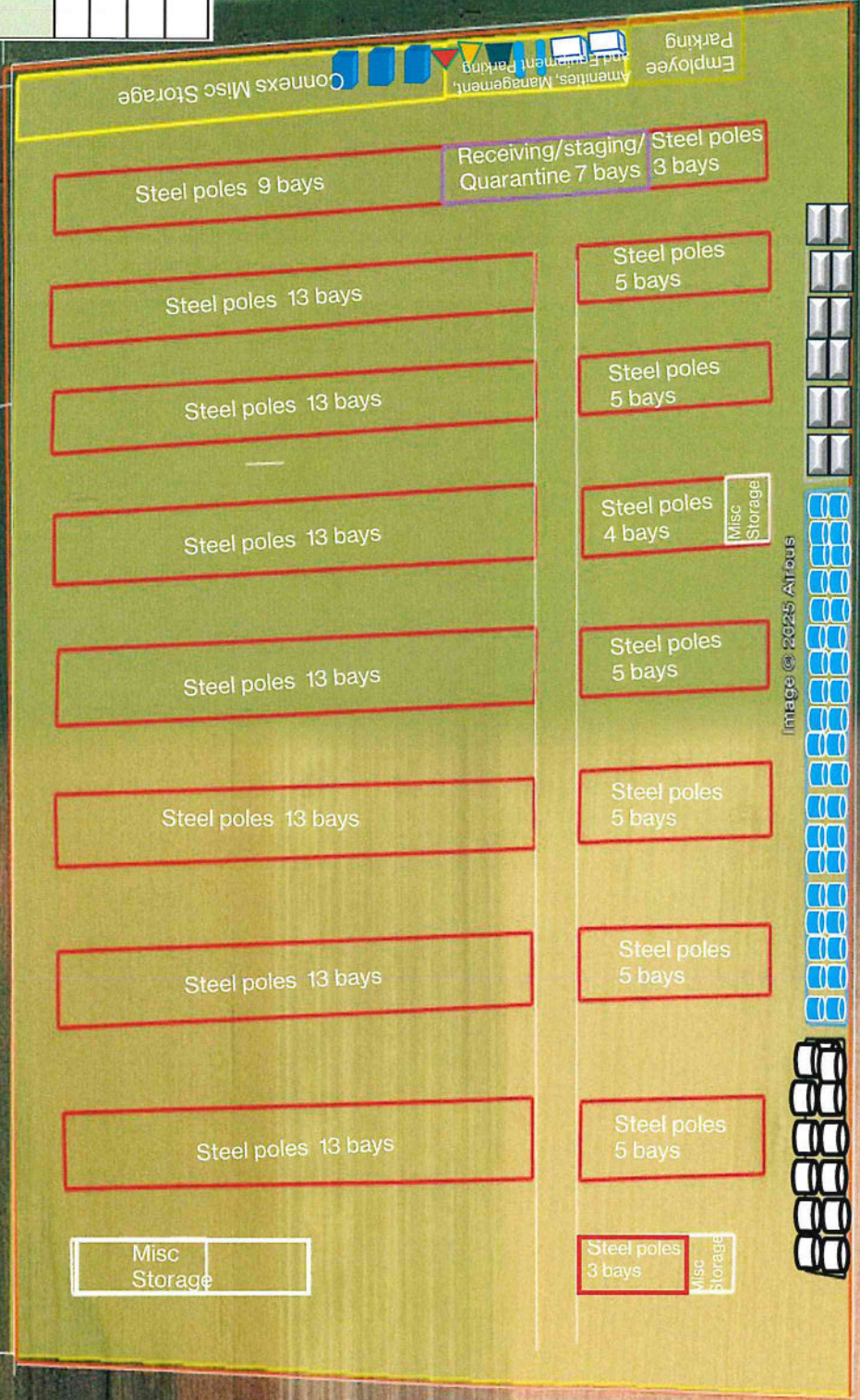
MNEC South Option -8 Yard 001-205 M.S.M.(Material Storage Map)



Symbol Index										
AB Cages	Arms	Pole sections	Con Reels	OPGW Reels	Trailer	Connex	20K	55K	Port Let	Trash

Yard Details	
GRV:SPR, 205-451, South Middle-8 Option	
County Rd 2, Morton, MN 56270 44.593688, -94.976175	
Total Structures 274	
44.49 Acres	

Str Type	Total Bays
Steel Poles	140



Google Ea

Image © 2025 Airbus

MNEC M.S.M. (Material Storage Map)

Space Analysis Plan Explanation



South Middle Option 8 Yard 205-451

1. Steel poles will be stored by type in 60x 60 bays (A,B,C,D,E,F,GH,I,J,K,L,M)
2. We are assuming all Str's have 4 pole sections, and each pole section is 8' in Diameter and 55' long
3. We allocated 6 bays for receiving, inspecting, staging, and quarantine area for all material
4. We Allocated an area for Employee Parking
5. Dead-end- 2 pole Str's will be stored 1 structures per bay
6. Tangents- 1 pole Str's will be stored 1 structures per bay
7. Tangents - 3 pole Str's will be stored 1 structures per bay
8. ANGLE - 1 Pole Str's will be stored 1 structures per bay
9. AB Cages will not be stored on this yard
10. Conductor and OPGW Arms will be stored by like item in bulk (I am assuming that the arms are interchangeable)
11. NAB will be stored by structure
12. Assemblies will be stored by like items and kitted per assembly by phase of construction
13. Conductor and OPGW reels will be stored by pull
14. All roads are 60' wide
15. Entrance is 80' wide
16. We allocated areas for snow piles

MNEC Acreage Table from SAP (Space Allocation Plan)



MNEC SPACE ANALYSIS PLAN-GRV-SER 305-451 Souths Middle -B County Rd 2, Morton, MN 56270 44.503688, -94.926175		Acres
Item Description	Acres	Acres
Steel	14.99	
DE-2 Pole	1.98	
TAN-1 Pole	6.63	
TAN-3 Pole	0.50	
ANG-1 Pole	2.40	
Receiving/Staging/Quarantine Area	0.64	
Cages	0.00	
ARMS	0.45	
Conductor Wire Reels	0.48	
DPBW Wire Reels	0.02	
Assembly Hardware Pallets/spacers, Dampers	0.79	
Polymer, Glass, Post Insulators	0.44	
Kilting	0.97	
NAB-Structure HDW	0.03	
Amenities	0.16	
Project Management/Equipment Team Parking	0.60	
Employee Parking	0.69	
Roads	28.70	
Snow Piles	0.80	
TOTAL ACRES-MATERIAL STORAGE	14.99	
TOTAL ACRES-AMENITIES-PARKING	1.25	
TOTAL ACRES-MATERIAL YARD	44.49	
TOTAL YARD-ACRES	50.00	
TOTAL UNUSED ACRES	5.51	


Conditions for Permit No. 8-25 (Mathiowetz Laydown Yard)

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 ensure 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.
6. 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.
7. 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.
8. 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 the duration of the conditional use of the site.
9. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder until use of the conditionally permitted site has been terminated and the site restored.
10. If there are any alterations or modifications to the permitted construction laydown site footprint or the conditional use that results in or has the potential to result in a material, significant, or substantial alteration in the nature, size, or scale of the conditional use, the permit holder shall be required to re-apply for a conditional use permit. The determination of whether an alteration or modification to the permitted facility or the conditional use is "material, significant, or substantial" shall be made by the Redwood County Environmental Office.
11. The permit holder shall provide for the restoration of highways, streets, or other public ways which may be damaged due to the transportation of materials to or from the site of the conditional use.
12. Appropriate signs shall be posted on County Hwy. 2 at all times trucks are hauling to and from the site of the conditional use.

13. The permit holder shall acquire approval from the Redwood County Highway Department when designing and implementing measures to accommodate the traffic needs of the conditional use now and in the future.
14. The permit holder shall grade the site after the conditional use has been completed so as to render it as close to a natural state as reasonable under the circumstances. Specifically, the site shall be reclaimed and sloped to no greater than a 4:1 slope, topsoil shall be replaced, and the land shall be returned to agricultural use. The aggregate material may be stockpiled in the northeast corner of the site, provided it is setback at least 50 feet from the north property line and 100' from the center of County Hwy. 2. The landowner shall be responsible for the residual aggregate stockpiles, which may remain for a period of no more than 10 years or until November 1, 2037, whichever is earlier.
15. 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	Owner2	OWNAME	C/O	Address	CITY	STATE	ZIP
650153040		CRAIN/PATRICK M/ETAL		480 3RD ST	FRANKLIN	MN	55333
650161030		GOELZ III/JOHN L/ETAL		31349 CO HWY 11	FRANKLIN	MN	55333
650174060		GREENFIELD LLP	% KATHERINE NEITZEL	5005 KELSEY TERRACE	EDINA	MN	55436
650162040		GUGGISBERG/LEE H/TRUST B UWT	GUGGISBERG/DEAN L & MARIE L	31271 RANCH AVE	MORTON	MN	56270
650171020		HAAK/THOMAS/ETAL		1445 530 ST	WOOD LAKE	MN	56297
650161045		HOGAN/JOHN L		31963 CO HWY 2	MORTON	MN	56270
650152010		JOHNSON/VICTOR G/&	TAMERA TROTTER	31705 CO HWY 2	MORTON	MN	56270
650153020		KETTNER FAMILY LLP		30691 CO HWY 2	MORTON	MN	56270
650222020		KETTNER/ROGER T & SANDRA M		30691 CO HWY 2	MORTON	MN	56270
650211020		LOWER SIOUX INDIAN COMMUNITY	OF MINNESOTA	PO BOX 420	MORTON	MN	56270
650164040		MATHIOWETZ/DAVID L & BONNIE L		322 CARDINAL WAY	REDWOOD FALLS	MN	56283
650174020		SCHULTZ/JERRY L		801 S ASH ST	BELLE PLAINE	MN	56011-2295
650151040		WERTISH/TIMOTHY A & TARA L	% Faith Johnson, Clerk	33599 CO RD 17	OLIVIA	MN	56277
		Sherman Township Board of Supervisors	% Jordan Chartier	41532 300th St	Morton	MN	56270
APPLICANT		M.J. Electric, LLC		200 W Frank Pipp Dr.	Iron Mountain	MI	49801

TO: Whom It May Concern

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

DATE: August 27, 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 Jordan Chartier of M.J. Electric, LLC, on behalf of landowners David and Bonnie Mathiowetz, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.142. Mr. Chartier is proposing to operate a temporary construction laydown yard on the following described real property in Redwood County, Minnesota:

The SE¼ of Section 16, Township 112, Range 34, EXCEPT the South 50 rods thereof.

A public hearing thereon will be held before the Redwood County Planning Commission at a special Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 9th 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



NOTICE OF PUBLIC HEARING

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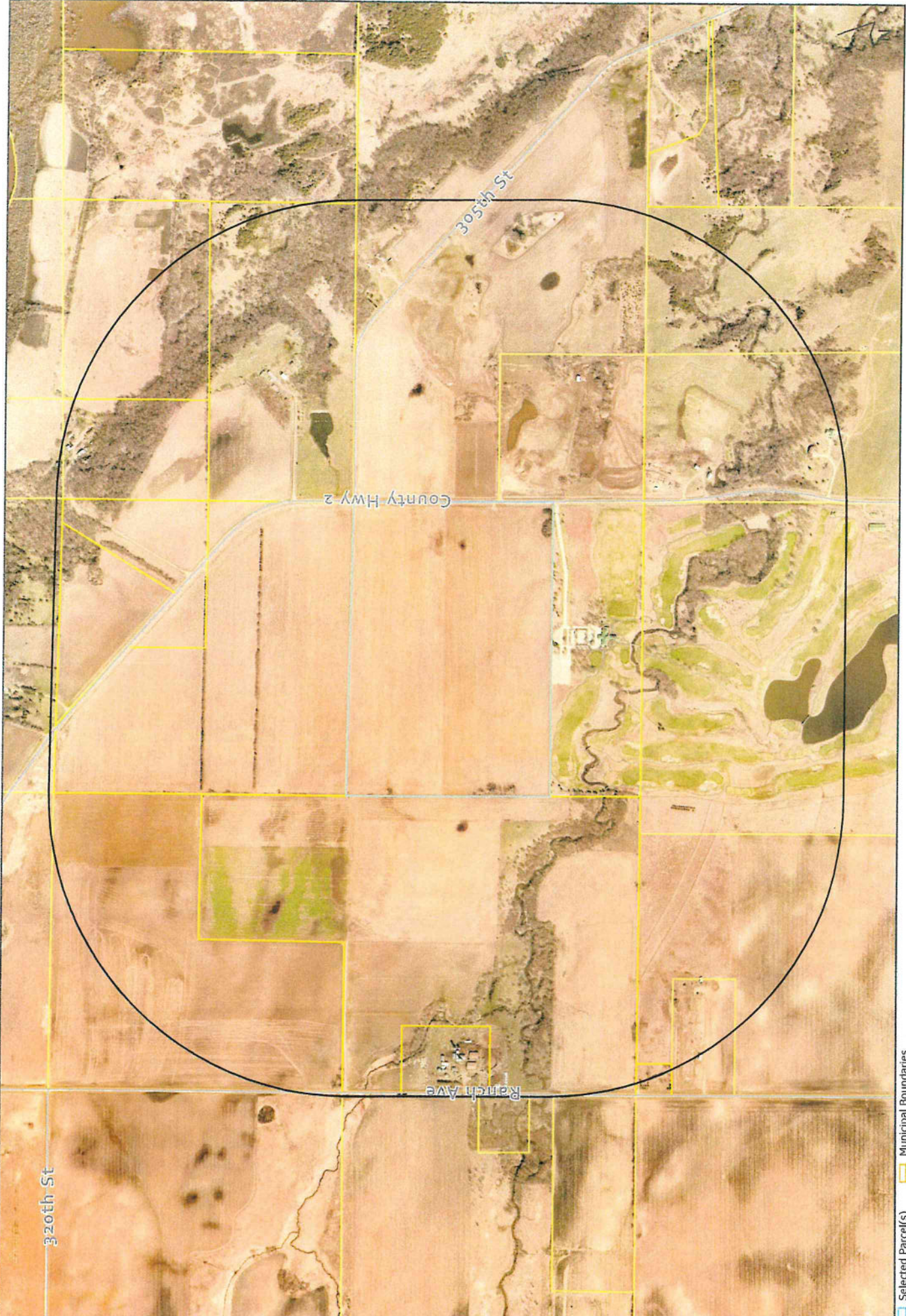
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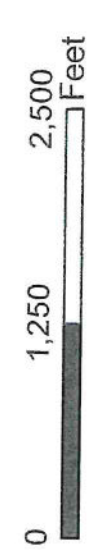
If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@RedwoodCounty-MN.gov, or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

DATED: August 21, 2025

Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Parcel ID: 65-016-4040



CUP Area:
0.51 miles from selected parcel

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

REDWOOD COUNTY PLANNING COMMISSION

**M.J. Electric, LLC - Mathiowetz
Conditional Use Permit Application #8-25
September 9, 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?

- 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: _____