

## REDWOOD COUNTY BOARD OF ADJUSTMENT

### MINUTES

Meeting Date: July 22, 2025



A meeting of the Redwood County Board of Adjustment was held on Tuesday, the 22<sup>nd</sup> day of July, 2025. The meeting consisted of one public hearing. The meeting was convened at 12304 Bunker Ave., Walnut Grove. The following Board of Adjustment members were present: Daniel Tauer and DeVonna Zeug. John Rohlik was absent. The following individuals were also present: Jay Fultz, April Laubenthal, Randy Brandt, John Brandt, Lisa J. Dallenbach, Environmental Director Nick Brozek, and Land Use & Zoning Supervisor Jeanette Pidde.

At 9:00 a.m., the meeting was called to order by Chair Daniel Tauer.

Chair Tauer opened a public hearing on an *Application for Variance*, Permit Application No. 6-25v, submitted by Lane Albrecht of Albrecht Wind Energy LLC o/b/o FNR LLC. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided an informational packet which included the following information regarding the matter:

1. Lane Albrecht of Albrecht Wind Energy LLC, o/b/o FNR LLC, is proposing to construct two wind turbines, each rated at 19.9 kW and 103.84 feet in total height, on the following real property:

All that part of the Southeast Quarter of Section 21, Township 109 North, Range 39 West, Redwood County, Minnesota, being more particularly described as follows: Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds East, assumed bearing, along the east line of said Southeast Quarter, a distance of 920.00 feet to the point of beginning; thence continuing South 00 degrees 00 minutes 00 seconds East, along said east line, a distance of 326.70 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 400.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 326.70 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 400.00 feet to the point of beginning.

2. Redwood County Code of Ordinances requires a setback from the property lines of 1.1 times the tower height for Non-commercial WECS. For the proposed turbines, that requirement is 114.23 feet. Consequently, Albrecht is requesting a variance of 104.23 feet from the west and south property lines, which would result in a 10-foot setback from those property lines.
3. 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.

The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

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

Jay Fultz was present to explain the project. He made the following statements about the application:

- There is a hog barn on the FNR property, of which he is a part owner, and a hog barn on the adjacent property owned by Eric Fultz, another part owner in FNR.
- He plans to put up two 20kW wind turbines on the 3-acres owned by FNR to power the hog barns. The towers will be approximately 104-feet tall.
- He's not putting up a larger one, because he wouldn't be able to use the power.

The Board had the following questions and comments:

- What is the ownership structure for this property and the surrounding property?
  - o Fultz responded that he owns FNR with two other people. He personally owns the surrounding farmland on the other side of the property lines. Eric Fultz owns the hog barn to the north.
- The requested variance is for a 10-foot setback from the property line. The blade, as well as the pedestal, will need to be at least 10 feet from the property line, so it's closer to 36 feet from the property line for the pedestal.
  - o Fultz responded that he would speak with Lane Albrecht to make sure that all parts of the turbine would be at least 10 feet from the property lines.
  - o Fultz stated that they might move the turbines even closer to the barn, but they'd like the flexibility to use the lot.

Members of the public had the following questions and comments:

- Does Fultz have any intention of putting up more wind towers?
- Larger towers have disturbed weather patterns in other areas.
- Is there shadow flicker or electromagnetic radiation given off?
- Is everything paid for by grants and subsidies?
  - o Fultz responded that he was not putting up more towers on the site; the proposed towers aren't large enough to cause problems with weather, shadow flicker, or electromagnetic radiation; they won't be louder than the existing hog barn; they're about as tall as his grain leg; he will have some out-of-pocket cost for the project.
- Members of the public stated that they were not in opposition.

The Board discussed the possibility that Fultz may not own the surrounding farmland in the future and had the following comments:

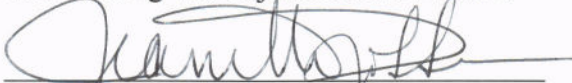
- These towers tip down for maintenance. The towers should only tip onto the FNR property so that maintenance can be performed without crossing the property lines.


The Board discussed the statutory factors regarding the application for variance.

Zeug made a motion to approve a variance of 104.23 feet to the property line setback requirement, with the condition that the towers be installed to tip into FNR property for maintenance. The motion was seconded by Tauer and passed unanimously.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 10<sup>th</sup> day of June, 2025. On a motion made by Zeug and seconded by Tauer, it was passed unanimously that said minutes be approved as presented.

The meeting was adjourned at 9:22 a.m.

  
Jeanette Pidde, Land Use and Zoning Supervisor  
Redwood County Environmental Office

  
Daniel Tauer, Chair  
Redwood County Board of Adjustment