



AGENDA


Monday, December 1, 2025

REDWOOD COUNTY BOARD OF ADJUSTMENT

9:00 A.M. At 43945 305th St., Morton – Public Hearing on Variance Application #9-25v, submitted by John Colwell

Other Business:

1. Review and approve minutes from November 25, 2025, Board of Adjustment meeting.
2. Any other business.

TO: Redwood County Board of Adjustment
FROM: Jeanette Pidde 
Land Use & Zoning Supervisor
Redwood County Environmental Office
DATE: November 24, 2025
RE: Public Hearing on *Application for Variance* by
John Colwell – Setback of structures from OHWL of creek



#9-25v

John Colwell has constructed an agricultural building and accessory structure on agricultural shoreland property located at 43945 305th St., Morton, MN 56270. The full legal description is enclosed.

The large shed is approximately 70 feet from the ordinary high water level of Wabasha Creek, and the small shed is approximately 110 feet from the ordinary high water level of Wabasha Creek. The large shed is used for storage of haying equipment, and the small shed is used for storage of garden tools. The topography of the site is flatter near the creek and rises away from the creek to the north. Redwood County Code of Ordinances requires a 150-foot setback of structures from the ordinary high water level of the creek. Consequently, Colwell is requesting a variance for the buildings of 80 feet and 40 feet, respectively, from the setback requirement.

Pursuant to Redwood County Code of Ordinances, 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.

cc: John Colwell

enclosure



Redwood County

www.co.redwood.mn.us

Application for Variance

Permit #: 9-25v Date: 11/7/25

Location of the Affected Parcel or Property:

Address: 43945 305th St. City: Morton State: MN Zip: 56270
House # Street Name

Parcel Number: 65-022-1080 Township Name: Sherman

Section: 22 Township Number: 112 Range: 34

Legal Description:

See attached.

Information about the Variance Request:

Zoning District: Shoreland

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

Large and small ag storage sheds on flatter portion of property. Within 150' from the ordinary high water level of Wabasha Creek.

Type of occupancy:

Agricultural

Building Size: (Please enter dimensions in feet)

Width: 36 Length: 54 Diameter: _____

Sidewall Height: 10 Total Height: 20

Setbacks: (Please enter in feet)

Side Yard Setback: 170 Direction: South

Side Yard Setback: 445 Direction: North

Rear Yard Setback: 25 Direction: East

Road Type: Township Setback from the Center of the Road: 213

Setback from the right-of-way: 180 Direction: Southwest

Other information:

See attached Zoning Permit Application for building specifics. Large shed is approx. 70' from other and small shed is approx 110' from other. Requesting variance of 80' and 40' respectively.

Applicant Information:

First Name: John Last Name: Colwell

Business Name: _____

Address: 461 N Valley Dr. City: Morton State: MN Zip: 56270

Home Phone: _____ Cell Phone: _____ Email: _____

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: *John Colwell* Date: 11-7-2025

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 #: 32947 Date Approved: _____

Conditions:

Application Received: _____

Board of Adjustment:

Approved: _____ Date: _____

Disapproved: _____ Date: _____

Legal Description

Variance 9-25v

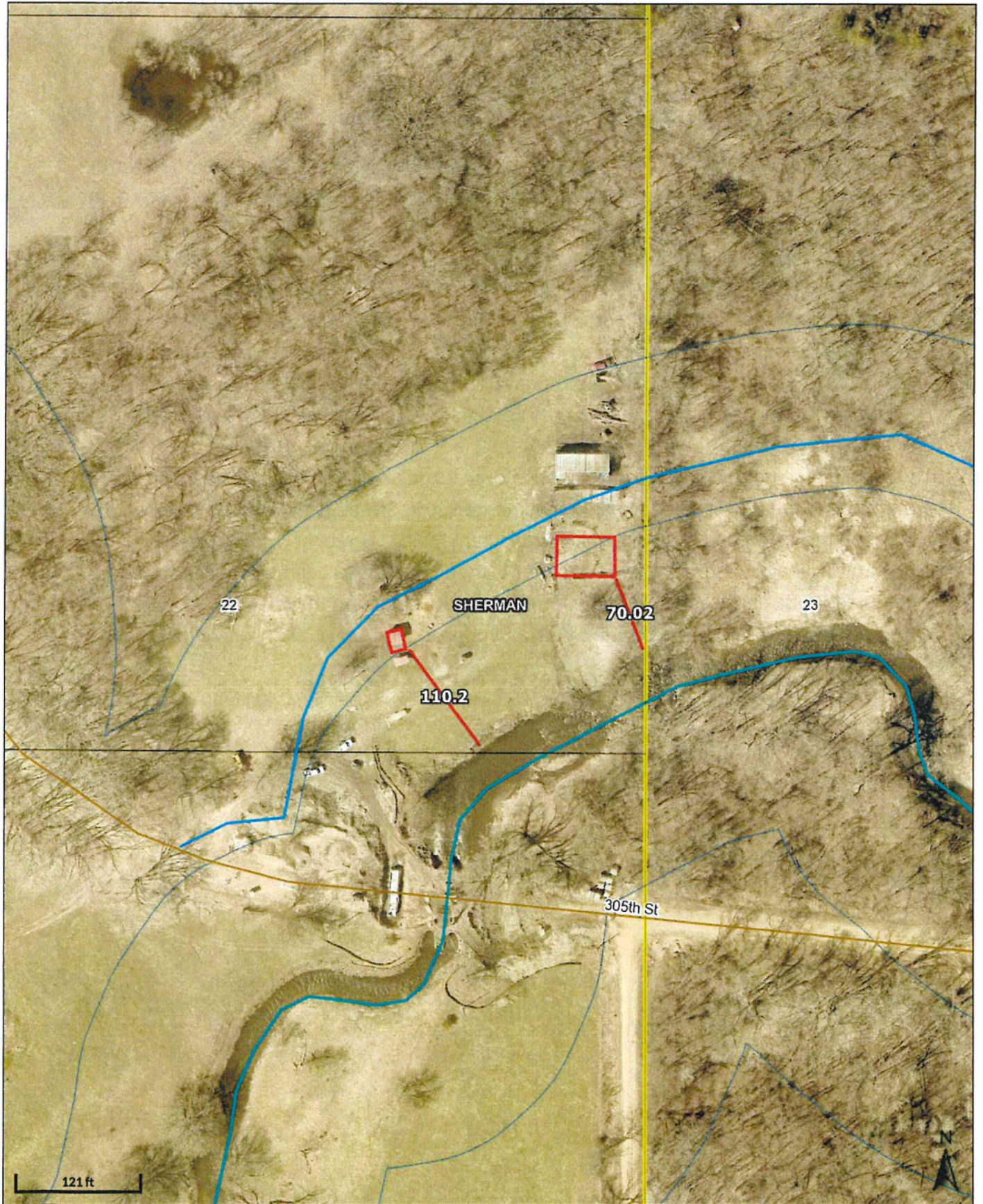
Real property in Redwood County, Minnesota, described as follows:

All that part of the North Half of the Northeast Quarter of Section 22, Township 112 North, Range 34 West, lying easterly of the township road named 305th Street and southerly of the following described Line "A."

Line "A"

Commencing at the northwest corner of the North Half of the Northeast Quarter of said Section 22; thence South 89 degrees 48 minutes 00 seconds East (Basis of Bearings: the north line of the North Half of the Northeast Quarter of said Section 22 is assumed to bear South 89 degrees 48 minutes 00 seconds East), along the North line of the said North Half of the Northeast Quarter, a distance of 1428.93 feet to a point on the centerline of the township road named 305th Street; thence South 23 degrees 25 minutes 00 seconds East, along the centerline of said township road named 305th Street, a distance of 716.5 feet to a point on the centerline of said township road named 305th Street and said point being the Point of Beginning of Line "A" to be described; thence South 89 degrees 48 minutes 00 seconds East a distance of 926 feet, more or less, to a point on the east line of the said North Half of the Northeast Quarter of said Section 22 and said Line "A" there terminating.

Shoreland Map



Redwood County Zoning Permit Application



Applicant Information

First Name: John Last Name: Colwell
Business Name: _____
Address: 461 N Valley Dr. City: Morton State: MN Zip: 56270
Home Phone: _____ Cell Phone: _____
E-mail Address: _____@_____.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

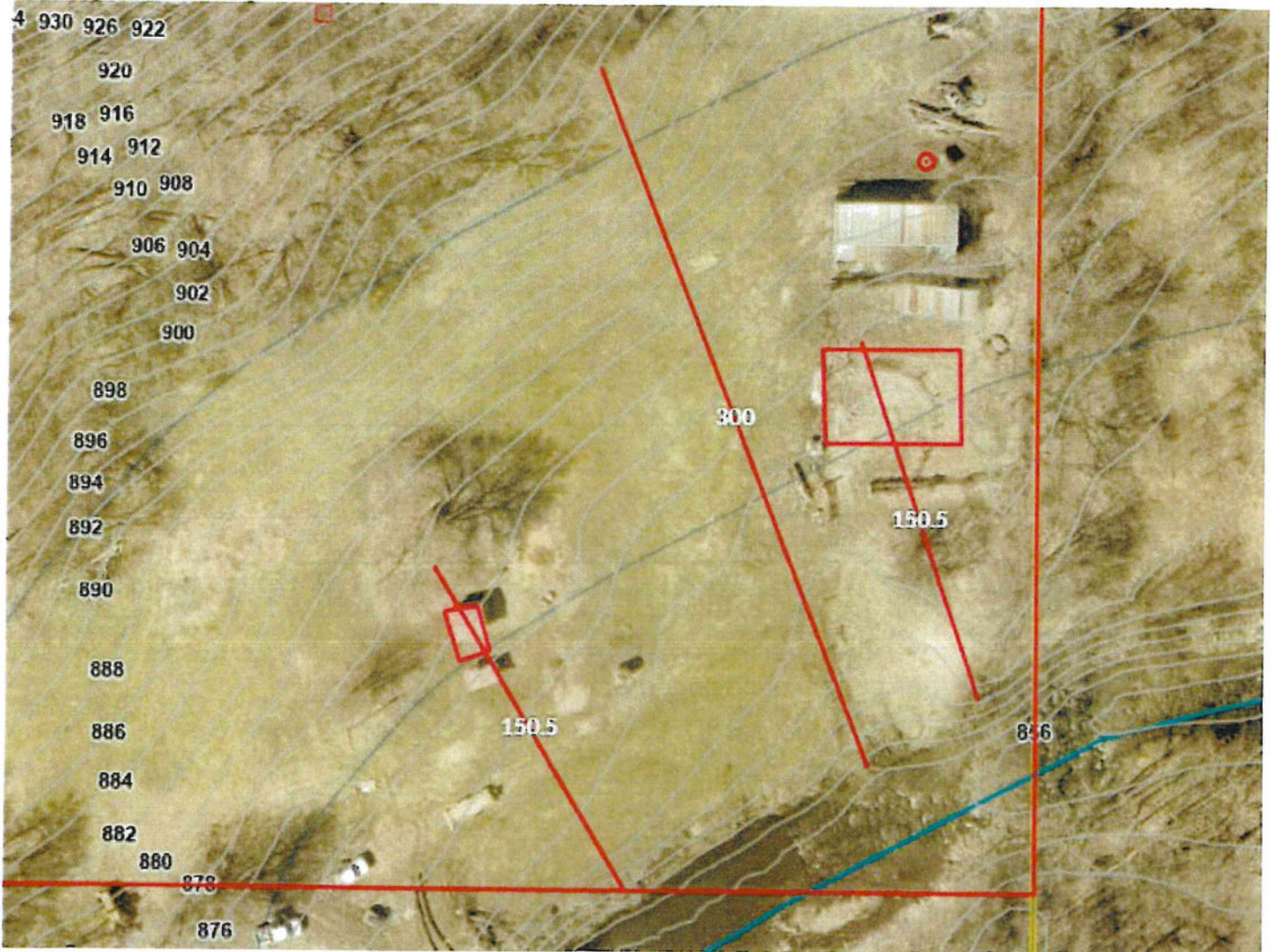
Estimated Cost of Project: \$62,000.00
Will the project include the addition of any bedrooms (Y/N): No
What is the intended use: Commercial Farm Personal
What is the bushel capacity (for grain bins): _____
Will the project have geothermal (Y/N): No
Will the project have solar panels (Y/N): No
What are the project dimensions (ft.): Width: 36 Length: 54
Height 20 Diameter: _____

General Description:
Construct shed for haying equipment. Also, small storage shed (10'x14' and 12' tall). Will apply for a variance for setback from Wabasha Creek.

Permit # _____

Please add the following items to the map:

- 1. New Structure(s)
- 2. Septic System
- 3. Well



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: John J. Churchill Date: 11-7-2025

Fee: \$40 Receipt No: 32947

AFFIDAVIT OF SERVICE VIA U.S. MAIL

STATE OF MINNESOTA)
)ss
COUNTY OF REDWOOD)

RE: *Application for Variance* submitted by John Colwell; Permit Application No. 9-25v.


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. Notice of Public Hearing on *Application for Variance*; and**
- 2. Notice of Public Hearing.**

were duly served upon:

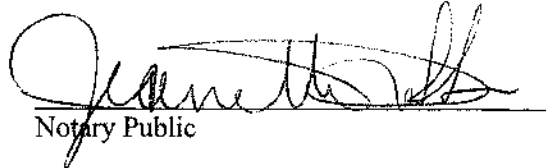
-SEE ATTACHED-

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 20th day of November, 2025.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 20th day of November, 2025, by Lali Ortega.




Notary Public

Parcel ID	OWNER	C/O	OWADR2	CITY	STATE	ZIP
650221040	KETTNER/ROGER T & SANDRA M		30691 CO HWY 2	MORTON	MN	56270
650221060	COLWELL/MARY M		43928 305 ST	MORTON	MN	56270
650232040	MINNESOTA/STATE OF		445 MINNESOTA ST #900	ST PAUL	MN	55101-2127
650221010	COLWELL/CARL JAMES		846 WHITFIELD DR	NATCHITOCHES	LA	71457
650221080	COLWELL/JOHN JOSEPH		461 N VALLEY DR	MORTON	MN	56270
650221020	COLWELL/EDWIN MICHAEL		2040 MARGARET ST	ST PAUL	MN	55119
650221030	COLWELL/MARY		43928 305 ST	MORTON	MN	56270
	SHERMAN TOWNSHIP BOARD OF SUPERVISORS	% Faith Johnson, Clerk	41532 300th St.	MORTON	MN	56270
	DNR	% KYLE JARCHO	2716 290TH	MARSHALL	MN	56285
	CITY OF FRANKLIN	% TRISTA RADEMACHER, CLERK	320 SECOND AVE E	FRANKLIN	MN	55333-0326

Applicant

TO: Whom It May Concern

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

DATE: November 20, 2025

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



Please find enclosed a *Notice of Public Hearing* regarding an *Application for Variance* filed John Colwell, requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a structure and the ordinary highwater mark of a stream, set forth in Title XV, Section 153.246. The variance request is for the location of an agricultural building and accessory structure on property situated in Sherman Township, in the County of Redwood, State of Minnesota, described as follows:

All that part of the North Half of the Northeast Quarter of Section 22, Township 112 North, Range 34 West, lying easterly of the township road named 305th Street and southerly of the following described Line "A."

Line "A": Commencing at the northwest corner of the North Half of the Northeast Quarter of said Section 22; thence South 89 degrees 48 minutes 00 seconds East (Basis of Bearings: the north line of the North Half of the Northeast Quarter of said Section 22 is assumed to bear South 89 degrees 48 minutes 00 seconds East), along the North line of the said North Half of the Northeast Quarter, a distance of 1428.93 feet to a point on the centerline of the township road named 305th Street; thence South 23 degrees 25 minutes 00 seconds East, along the centerline of said township road named 305th Street, a distance of 716.5 feet to a point on the centerline of said township road named 305th Street and said point being the Point of Beginning of Line "A" to be described; thence South 89 degrees 48 minutes 00 seconds East a distance of 926 feet, more or less, to a point on the east line of the said North Half of the Northeast Quarter of said Section 22 and said Line "A" there terminating.

A public hearing thereon will be held before the Redwood County Board of Adjustment on Monday, December 1, 2025, at 9:00 a.m. at the proposed project site, 43945 305th St., Morton, MN 56270.

Pursuant to Redwood County Code of Ordinances, 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@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 environmental@redwoodcounty-mn.gov

In the Matter of the Application of)
John Colwell for a Variance to)
Redwood County Ordinance)

NOTICE OF PUBLIC HEARING

An *Application for Variance* has been filed by John Colwell, requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a structure and the ordinary highwater mark of a stream, set forth in Title XV, Section 153.246. The variance request is for the location of an agricultural building and accessory structure on property situated in Sherman Township, in the County of Redwood, State of Minnesota, described as follows:

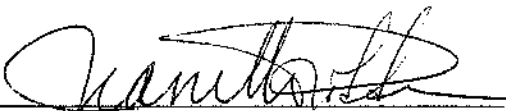
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It is hereby ordered that a Public Hearing thereon will be held on Monday, December 1, 2025, at 9:00 a.m. before the Redwood County Board of Adjustment at the proposed project site, located at 43945 305th St., Morton, MN 56270.

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@redwoodcounty-mn.gov, or in writing at the following address: *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

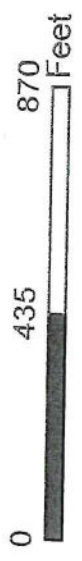
DATED: November 12, 2025


Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



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

**Variance Area:
500 feet from selected parcel**



Parcel ID: 65-022-1080



RECEIVED

NOV 20 2025

REDWOOD COUNTY ENVIRONMENTAL OFFICE

State of Minnesota
County of Redwood
Board of Adjustment
In the Matter of the Appli-
cation of John Colwell for
a Variance to
Redwood County Ordinance

NOTICE OF PUBLIC HEARING

An Application for Variance has been filed by John Colwell, requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a structure and the ordinary high-water mark of a stream, set forth in Title XV, Section 153.246. The variance request is for the location of an agricultural building and accessory structure on property situated in Sherman Township, in the County of Redwood, State of Minnesota, described as follows:

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AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

I, Edmar Corachia, 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:

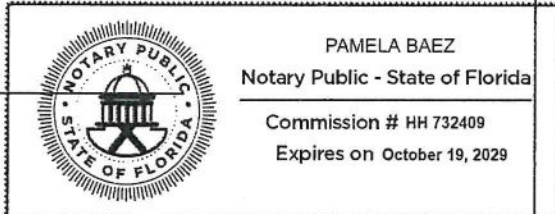
- Nov 20, 2025

Publication Fee: \$160.92

Order No. 4044460

Edmar Corachia

Agent



VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 11/20/2025

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

seconds East a distance of 926 feet, more or less, to a point on the east line of the said North Half of the Northeast Quarter of said Section 22 and said Line "A" there terminating.

It is hereby ordered that a Public Hearing thereon will be held on Monday, December 1, 2025, at 9:00 a.m. before the Redwood County Board of Adjustment at the proposed project site, located at 43945 305th St., Morton, MN 56270.

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DATED: November 12, 2025

Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office

Published in Redwood Gazette November 20, 2025.

4044460

Variance No: 9-25v

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

Variance No: 9-25v

Additional Factors for After-the-Fact Variances:

(1) Did the applicant act in good faith and attempt to comply with the ordinance?

Yes _____ No _____

Why or why not? _____

(2) Did the applicant make a substantial investment?

Yes _____ No _____

Why or why not? _____

(3) Is the construction complete?

Yes _____ No _____

Why or why not? _____

(4) Are there similar structures in the area?

Yes _____ No _____

Why or why not? _____

(5) Are the county's benefits outweighed by the applicant's burden if the applicant were required to comply with the ordinance?

Yes _____ No _____

Why or why not? _____

DATED: _____

Chair of Redwood County Board of Adjustment