



Redwood County

www.co.redwood.mn.us

### Application for Conditional Use Permit

Permit #: 3-26 Date: 12/29/25

**Location of Proposed Use:**

Address:  State Hwy 68 City: Granite Rock State: MN Zip: 56255  
House # Street Name

Parcel #: 54-026-2040 Township: Granite Rock Section: 26 Twp #: 111 Range: 38

**Legal Description:**

NW1/4 EX TR, 153.76A

**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 mobile office trailers at this site. 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: \_\_\_\_\_ Length: \_\_\_\_\_ Diameter: \_\_\_\_\_ Total Height: \_\_\_\_\_

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

Side Yard Setback: 67 <sup>From ROW</sup> Direction: West

Side Yard Setback: 975 Direction: East

Rear Yard Setback: 575 Direction: South

Road Type: State Hwy Setback from the Right-of-Way: 25

Setback from the center of the road 100 ft

**Type of Sewer System:**

N/A

**Drainage Plan:**

See attached plans

**Other Information:**

[Empty box for 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: MN Zip: 49801  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Operator Information:** (Complete only if different from Applicant)

First Name: Jordan Last Name: Chartier  
Business Name: M.J. Electric LLC  
Address: 200 W Frank Pipp Dr City: Iron Mountain State: MN Zip: 49801  
Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

First Name: Thomas Last Name: Zeng  
Address: 16640 220<sup>th</sup> St. City: Walnut Grove State: MN Zip: 56180  
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: *Thomas Zeng* Date: 12-22-25

**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: \_\_\_\_\_





**Conditions for Permit No. 3-26 (Zeug 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. All haul roads require review and approval by the applicable road authority. The permit holder shall enter into and abide by a road maintenance agreement with the affected road authority for maintenance of haul roads. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. Appropriate signs shall be posted at all times trucks are hauling to and from the site of the conditional use.
13. 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 northern portion of the site, provided it is setback at least 100 feet from the center of Fairview Ave. and 150 feet from the center of State Highway 68. The landowner shall be responsible for the residual aggregate stockpiles, which may remain for a period of no more than 10 years or until August 1, 2037, whichever is earlier.
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.


**MINNESOTA DEPARTMENT OF TRANSPORTATION  
APPLICATION FOR ACCESS (DRIVEWAY) PERMIT**

Document Management System # \_\_\_\_\_

District 8 Permit # 8-A-2026-116393C.S. 6407 T.H. MN 68R.P. 63.2 RT

(THIS SECTION FOR MnDOT OFFICE USE ONLY)

**ATTACH A SKETCH OF THE PROPOSED WORK AREA AND RELATION TO TRUNK HIGHWAY.  
SUBMIT TO DISTRICT OFFICE OF MINNESOTA DEPARTMENT OF TRANSPORTATION.**

APPLICANT CANACRE	TELEPHONE (602) 452-1032	ADDRESS (Street, City, State, Zip) 300 INTERNATIONAL DR., STE 100 WILLIAMSVILLE NY 14221		
PROPERTY OWNER Thomas J & Devonna M Zeug	TELEPHONE N/A	ADDRESS (Street, City, State, Zip) 16640 220 St, Walnut Grove MN 56180		
LOCATION OF PROPOSED WORK (City/Township)	(County)	(Distance)	(N-S-E-W)	SPECIFIC ROAD INTERSECTION OR LANDMARK
Highway 68	in Granite Rock	Redwood	0 Miles	of 44.398327, -95.387968

WILL THIS ACCESS BE WITHIN TRIBAL LANDS? **NO** IF YES, WHICH ONE?

PURPOSE OF DRIVEWAY Temporary	REQUESTED ENTRANCE WIDTH 40 Feet	PROPERTY IS IN Platted Area	ZONING FOR PROPERTY IS Agriculture
IS BUILDING TO BE CONSTRUCTED YES Laydown Yard	WILL BUILDING BE Permanent	NUMBER OF PRESENT DRIVEWAYS TO PROPERTY 1	
EXACT LOCATION OF PRESENT DRIVEWAY(S)	EXACT LOCATION OF PROPOSED DRIVEWAY(S) 44.398327, -95.387968		

LEGAL DESCRIPTION OF PROPERTY  
NW1/4 EX TR, 153.76A

WORK TO START ON OR AFTER <u>2/2/2026</u>	WORK TO BE COMPLETED BY <u>8/14/2026</u>	COMPANY PROJECT NUMBER
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COMMENTS

**APPLICANT'S ACCEPTANCE, WAIVER AND INDEMNIFICATION**

The undersigned applicant hereby agrees to comply with applicable statutes, rules, and all the standard conditions and special provisions of this permit. The applicant understands and agrees that no work in connection with this application will be started until the application has been approved and the permit issued.

The applicant also understands that this permit may also be subject to the approval of local road authorities having joint supervision over said street or highway, and may be subject to applicant's compliance with the rules and regulations of the Minnesota Environmental Quality Board and/or any other affected governmental agencies.

The applicant is aware of circumstances or hazards that may arise while performing the work associated with this application that could result in injury, loss, damage or death, and the applicant assumes the risk of such circumstances, dangers or hazards, whether reasonably foreseeable or not.

The undersigned applicant expressly agrees that except for negligent acts of the State, its agents and employees, the applicant or his/her agents or contractor shall assume all liability for, and save the State, its agents and employees, harmless from any and all claims for damages, actions or causes of action arising out of the work to be done in connection with this application and permit.

NAME AND TITLE PETER TCZAP	EMAIL ADDRESS PETER.TCZAP@CANACRE.COM
DATE <u>12/09/2025</u>	SIGNATURE

DO NOT WRITE BELOW THIS LINE

PERMIT NOT VALID UNLESS BEARING SIGNATURE AND NUMBER

**AUTHORIZATION OF PERMIT**

In consideration of the applicant's agreement to comply in all respects with the applicable laws and the conditions of the Commissioner of Transportation pertaining to this permit, permission is hereby granted for the work to be performed as described in the above application, said work to be performed in accordance with the following standard conditions and special provisions:

SEE ATTACHED STANDARD CONDITIONS AND SPECIAL PROVISIONS

<u>8/14/2026</u> Date All Work To Be Completed By	 Authorized MnDOT Signature	<u>1/12/2026</u> Date of Authorized Signature
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DISTRIBUTION	DEPOSIT REQUIREMENTS	DEPOSIT TYPE
Original to Area Maintenance Engineer Applicant Subarea Supervisor Roadway Regulations Supervisor	<input type="checkbox"/> No Deposit Required <input checked="" type="checkbox"/> Deposit Required in the Amount of \$ <u>5,000</u> Date Deposit Received _____ <i>Deposit to be returned upon satisfactory completion of all work</i>	Cashier's Check # _____ Certified Check # _____ Money Order # _____ Bond # _____
<b>DATE WORK COMPLETED</b> <span style="float: right;"><i>(The date when the work is completed must be reported to the MnDOT District Permits Office)</i></span>		

## STATUTE AND RULES

### **Minn. Stat. §160.18 ACCESS TO ROADS; APPROACHES.**

**Subdivision 1. Culvert on existing highway.** Except when the easement of access has been acquired, a road authority, as to a highway already established and constructed may grant by permit a suitable approach to the highway. The requesting abutting property owner shall pay for the cost and installation of any required culverts unless a road authority, other than the commissioner, adopts by resolution a policy for the furnishing of a culvert to an abutting owner when a culvert is necessary for suitable approach to a road. The policy may include provisions for the payment of all or part of the costs of furnishing the culvert by the abutting landowner.

**Subd. 2. Approaches to new highway.** Except when the easement of access has been acquired, the road authorities in laying out and constructing a new highway or in relocating or reconstructing an old highway shall construct suitable approaches thereto within the limits of the right-of-way where the approaches are reasonably necessary and practicable, so as to provide abutting owners a reasonable means of access to such highway.

**Subd. 3. Access for particular uses.** The owner or occupant of property abutting upon a public highway, having a right of direct private access thereto, may provide such other or additional means of ingress from and egress to the highway as will facilitate the efficient use of the property for a particular lawful purpose, subject to reasonable regulation by and permit from the road authority as is necessary to prevent interference with the construction, maintenance and safe use of the highway and its appurtenances and the public use thereof.

### **Minn. Rules part 8810.4100 DEFINITIONS OF DISTRICT AND STREET CLASSIFICATIONS.**

**Subpart 1. Scope.** In the absence of an established classification by local authorities, the definitions in subparts 2 to 5 shall govern.

**Subp. 2. Major Street.** "Major street" means any road that has an average annual daily traffic volume of 1,500 vehicles or greater.

**Subp. 3. Minor Street.** "Minor street" means any road that has an average annual daily traffic volume less than 1,500 vehicles.

**Subp. 4. Rural district.** "Rural district" means all other locations not meeting the urban district definition.

**Subp. 5. Urban district.** "Urban district" means those properties contiguous to the trunk highway system of the state of Minnesota, including any street, that are built up with structures devoted to business, industry, or dwelling houses where such structures are situated at intervals of less than 100 feet for a distance of one-quarter of a mile or more.

### **8810.4300 PURPOSE AND SCOPE.**

**Subpart 1. Purpose.** The purpose of parts 8810.4100 to 8810.5600 is to establish certain optimum design specifications for driveways providing a means of ingress to and egress from private property located along and adjacent to the right-of-way of the trunk highway system of the state of Minnesota.

**Subp. 2. Scope.** The scope of parts 8810.4100 to 8810.5600 is confined within the framework of and intended to be consistent with Minnesota Statutes 1965, section 160.18, subdivision 3.

### **8810.4400 DRIVEWAY PERMITS.**

Authorization to construct or alter a driveway shall consist of a permit duly signed by the district engineer of the Minnesota Department of Transportation having responsibility for the maintenance and construction of the trunk highway in question. No driveway shall be constructed from or to a trunk highway until such permit has been obtained and supplemented by those permits that may be required by local governing authorities.

The commissioner of transportation may require the applicant, or their contractor, to furnish a deposit in the form of a cashier's check, certified check, a surety bond on corporate undertaking, in favor of the state of Minnesota, commissioner of transportation for any expense incurred by the state in the repairing of damage to any portion of the trunk highway right-of-way caused by work performed under a work permit or a permit for construction, including any out of the ordinary engineering supervision and inspection expense provided by the state. In those instances wherein a deposit is required, the amount of the deposit shall be specified in the special provisions of the permit. If a check is furnished, any moneys remaining over and above such expense shall be returned to the applicant.

### **8810.5200 CHANGES IN USE.**

In the event of a change in land use or major change in the traffic pattern of the existing facility, existing driveways are not automatically perpetuated and new driveway access applications shall be submitted.

### **8810.5300 REVOKING ACCESS.**

If the terms of the permit are violated, or if the commissioner of transportation determines that continuance of a driveway access is particularly hazardous, the commissioner may under the authority vested by law revoke the access.

### **8810.5400 PROHIBITED USES.**

No part of the right-of-way of a trunk highway or of a street over which a trunk highway is routed may be used for servicing of vehicles or the conduct of private business.

### **8810.5600 VARIANCES.**

A variance from the standards set forth in parts 8810.4100 to 8810.5500 may be allowed by the commissioner when the variance will facilitate the safe, efficient use of the property for a lawful purpose and will not interfere with the construction, maintenance, or safe and efficient use of the highway and its appurtenances by the public.

## ACCESS PERMIT GENERAL INFORMATION

To minimize site plan changes, a plat review shall be approved by the Minnesota Department of Transportation in accordance with Chapter 505 of the Minnesota Statutes and Minnesota Rule 8810.4100 – 8810.5600 prior to the issuance of any access permit. By this means, construction and maintenance plans for the portion of the trunk highway under consideration may suggest alternate or improved methods or standards of construction or reconstruction to the property owner and/or lessee.

## CONDITIONS OF ACCESS PERMIT

1. This permit is subject to compliance with Minnesota Statutes §160.18, Minnesota Rules parts 8810.4100 through 8810.5600 and each of these conditions.
2. No work under this application shall be started until application has been approved and the permit issued.
3. Any permanent signs or permanent traffic barriers (including crash cushions) installed on the State Highway system must be deemed crashworthy under the American Association of State Highway and Transportation Officials (AASHTO) "Manual for Assessing Safety Hardware, 2016 (MASH-16)". Where work on or near the traveled roadway is necessary, proper traffic signs, channelizing devices, warning lights, and barricades shall be erected to protect traffic, employees, and pedestrians. All temporary traffic control devices and methods shall conform to the Minnesota Field Manual on Temporary Traffic Control Zone Layouts, Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), Minnesota Standard Signs and Markings Manual, and the appropriate provisions of Standard Specification 1710. All temporary traffic control devices shall be deemed crashworthy under the American Association of State Highway and Transportation Officials (AASHTO) "Manual for Assessing Safety Hardware, 2016 (MASH-16)" with exceptions as noted under MnDOT Technical Memorandum No. 19-03-T-01 Crashworthy Requirements for Temporary Traffic Control Devices. (See memo at: <http://dotapp7.dot.state.mn.us/edms/download?docId=2434220>)
4. Unless adequately protected by a traffic barrier, there shall be no work within the clear zone, nor shall pipe materials, equipment or other objects be stored within the clear zone. If temporary traffic barrier is used, it will be placed according to the "MnDOT Temporary Barrier Guidance Manual" (December 2018). (See website at: [www.dot.state.mn.us/trafficeng/workzone/doc/Temporary%20Barrier%20Guidance%20Manual%20181129.pdf](http://www.dot.state.mn.us/trafficeng/workzone/doc/Temporary%20Barrier%20Guidance%20Manual%20181129.pdf)) Any temporary traffic barrier (including crash cushions) must be deemed crashworthy under MASH-16.
5. Any person acting as a Flagger for permitted work shall have attended a training session taught by a MnDOT Qualified Flagger Trainer within the twelve months immediately preceding the start date of all flagging activity. A Flagger shall receive a Flagger Qualification Card, signed by a MnDOT Qualified Flagger Trainer, upon successful completion of this training. During all flagging activity, a Flagger must carry a signed Flagger Qualification Card on that Flagger's person and be in possession of a current Minnesota Flagging Handbook. The Minnesota Flagging Handbook is available from MnDOT Qualified Flagger Trainers or from a MnDOT District Office.
6. No foreign material such as dirt, gravel, or bituminous material shall be deposited or left on the road during the construction of driveway or installation of drainage facilities.
7. Upon completion of work, the permit holder must restore the trunk highway to its original condition or a condition satisfactory to Minnesota Department of Transportation, and the roadside shall be cleaned to its original status.
8. After driveway construction is completed the permittee shall notify the Area Maintenance Engineer or his authorized representative that the work has been completed and is ready for final inspection and approval by the Minnesota Department of Transportation.
9. No changes or alterations in entrances may be made at any time without prior written permission from the Minnesota Department of Transportation.
10. Driveways shall be so constructed as to slope down away from the shoulder line of the trunk highway according to the most recent MnDOT Standard Plate No. 9000.
11. A security deposit may be required to insure proper restoration of highway surfaces and to cover payment for any damage to highways or State property. Additionally, any expense incurred by the Minnesota Department of Transportation above the posted deposit will be assessed against the applicant. In the event construction has not been started by the "WORK TO BE COMPLETED BY" date, this permit becomes null and void and the deposit will be refunded.

## SPECIAL PROVISIONS

All work shall be performed according to MnDOT Standards, Specifications, and Regulations. The 2020 edition of the Minnesota Department of Transportation "Standard Specifications for Construction" shall govern.

Prior to the start of construction, the applicant or contractor shall submit a security deposit of \$5,000.00 in the form of a money order, cashier's check, or certified check with no expiration date.

The payment shall be made payable to:

Minnesota Commissioner of Transportation

and sent to:

Minnesota Department of Transportation  
Attn: Nick Esping  
1800 East College Drive  
Marshall, MN 56258

Upon completion of the work, the applicant or contractor shall immediately fill out and return the "Certificate of Completion" form attached to the permit.

If any approved changes were made to the permit during installation and/or construction, a copy of the "as-built" sketches shall also be submitted.

Once the required documentation is returned to the MnDOT office, the completed work will be inspected. The security deposit (if initially required) will be returned one year from the date of permit completion, or earlier if, in the opinion of the MnDOT Area Maintenance Engineer, the installation is determined to be satisfactory.

The installation authorized in this permit will be inspected by Nick Esping, Transportation Specialist, D8 – Marshall, email: [nicholas.esping@state.mn.us](mailto:nicholas.esping@state.mn.us). The applicant or its contractor will notify him by email at least two days prior to starting the installation. MnDOT's inspector will approve all highway materials prior to placement, and the total installation must meet with his satisfaction.

The applicant shall always provide in-house inspection while applicant/contractor is working on trunk highway right of way. Applicant shall provide a copy of the permit to his contractor to assure that the

entrance will be constructed in accordance with MnDOT Rules and Regulations, permit requirements and special provisions. This permit or copy thereof must be in the possession of your contractor while working on the highway right of way.

It is the applicant's responsibility to utilize the "Gopher State One Call" excavation notice system required under Minnesota Statute Chapter 216D, 48 hours before performing any excavation (phone 811 or 651-454-002 Twin Cities Metro Area or Toll Free 1-800-252-1166 or on the web at: [www.gopherstateonecall.org/](http://www.gopherstateonecall.org/) ).

The applicant shall coordinate the proposed installation with the existing facilities of others in the area. The applicant and/or contractor shall protect all utilities located on the lands covered by this permit at no expense to the Minnesota Department of Transportation. Relocation costs shall be the responsibility of the applicant.

Applicant and/or contractor shall construct commercial entrance as per field and office review.

1. Entrance construction shall be performed according to MnDOT Standards, Specifications and Regulations. See attached sheets.
2. Maximum surfaced width of proposed entrance shall be 32 feet. 6 inches of Class 5 gravel is required on the driving surface.
3. 6 inches of black dirt is required on the side slopes and all disturbed areas. The slopes and disturbed areas shall be raked and seeded. Seed or sod shall be the same as/or compatible with the existing turf cover.
4. For roadway drainage purposes the applicant and/or contractor shall furnish a minimum 18" culvert of sufficient length to allow for 6:1 side slope and two 6:1 safety apron. The culvert flow lines shall perpetuate designed roadway drainage patterns. Entrance culverts must be new and must meet size, material and installation specs as stated in spec #3222 provided in MnDOT Construction Specifications, 2020 edition. Entrance culverts may be extended to meet the required specs, if MNDOT's maintenance staff deems the existing culvert applicable. Applicant is responsible for water flow at the location of the entrance.
5. Minimal shaping of the roadway ditch shall be allowed.

## **WORKING GEAR**

All persons while performing authorized work on MnDOT Right of Way shall be required to wear a High Visibility Safety Garment that meets or exceeds ANSI/ISEA 107 2004 Standards for a Class 2 garment for daytime hours and a Class 3 garment with pants for nighttime hours or low light conditions. In addition, all persons shall be required to wear a high visibility soft cap or ANSI Z 89 approved hard hat while working on the MnDOT Right of Way.

Any person acting as a Flagger for permitted work shall have attended a training session taught by a MnDOT Qualified Flagger Trainer within the twelve months immediately preceding the start date of all flagging activity. A Flagger shall receive a Flagger Qualification Card, signed by a MnDOT Qualified Flagger Trainer, upon successful completion of this training. During all flagging activity, a Flagger must carry a signed Flagger Qualification Card on that Flagger's person and be in possession of a current Minnesota

Flagging Handbook. The Minnesota Flagging Handbook is available from MnDOT Qualified Flagger Trainers or from a MnDOT District Office. [Flagger Training - Work Zone Safety - MnDOT](#)

## **WEATHER AND ROAD CONDITION RESTRICTIONS**

The applicant shall not perform any work or have any equipment on the roadway system (mainline, shoulder area, ditch bottoms) when weather or road conditions are hazardous due to snow, ice, rain, or dust; when visibility is less than a 1/4 mile; or when winds or wind gusts prevent the safe operation of equipment. It is the applicant's responsibility to monitor local weather reports or MN511 to determine satisfactory working weather conditions. Minnesota road condition information is available at the web site: [www.511mn.org](http://www.511mn.org). Work may be shut down for weather and/or safety reasons at any time at the discretion of the Assistant District Maintenance Engineer.

## **EROSION CONTROL, ALL**

Conditions may require temporary measures to control erosion and sedimentation. The applicant will install any temporary erosion measures concurrently with the operation or as soon as practicable. Temporary erosion controls are short lived devices such as straw bale structures, silt curtains, sediment traps or other means to temporarily protect the overall work prior to restoration of the worksite. The Assistant District Maintenance Engineer will decide when these measures are required according to the most current version of the MnDOT Standard Specification for Construction 2573.

## **Mandatory Contractor/Applicant 511 Road Work Traffic Impact Information:**

Any permit that impacts traffic (ex. lane closer, flagging operation, etc.) the Applicant is required to complete the document at the following 511 link:

[https://mndotforms.formstack.com/forms/511\\_road\\_work\\_and\\_traffic\\_impact\\_information](https://mndotforms.formstack.com/forms/511_road_work_and_traffic_impact_information)

The applicant shall furnish, install, and maintain all required traffic control devices and sidewalk closure devices according to the Minnesota "Temporary Traffic Control Zone Layouts Field Manual (January 2018). (See website at: <http://www.dot.state.mn.us/trafficeng/publ/fieldmanual/index.html>)

Two-way traffic shall be always maintained.

## **TOPSOIL, SEED & SOD - ALL AS NEEDED**

All areas disturbed by the applicant shall be restored with a minimum of 6" of topsoil (according to MnDOT Standard Specification 3877 Table 1 Common Topsoil Borrow). The Permittee must stabilize and revegetate areas of disturbed soil. The Permittee must, at no expense to the Department,

use a MnDOT approved native seed mix suitable for site conditions, except in areas maintained as frequently mowed lawn, this requirement applies to all Department property. Approved native seed mixes can be found in the MnDOT Seeding Manual. Note that native seed mixes are denoted with a 3#-### series mixture number in the manual. Please direct questions to the MnDOT Erosion Control and Stormwater Management Unit. Category 20 blanket on slopes and Category 25 blanket in ditch bottoms shall be used according to MnDOT Specification 2575. Seed must be obtained from a MnDOT Approved Seed Vendor (<http://www.dot.state.mn.us/environment/erosion/certifiedvendors.html>) and blanket products must be on the 2020 Rolled Erosion Prevention Products Approved Products List (<http://www.dot.state.mn.us/products/erosioncontrolandlandscaping/erosioncontrolblankets2020.html>). If rolled erosion control products are to be used, they must be limited to bio-netting, natural netting or woven type products without plastic mesh nettings or other plastic components. When frozen conditions prevent the applicant from completing turf restoration the applicant must temporarily stabilize the disturbed area. Use seed mix 22-111 following the winter seeding method and type 1 mulch following the winter mulching method in the current MnDOT Standard Specification for Construction section 2575. The applicant is responsible for completing final turf restoration prior to May 15 of the following spring. When frozen conditions prevent the applicant from completing turf restoration, the applicant must temporarily stabilize the disturbed area. Use seed mix 22-111 following the winter seeding method and type 1 mulch following the winter mulching method in the current MnDOT Standard Specification for Construction section 2575. The applicant is responsible for completing final turf restoration prior to May 15 of the following spring.

All vehicles working within MnDOT ROW shall have amber strobes visible for 360 degrees.

The applicant shall implement and maintain appropriate traffic control measures in accordance with applicable standards whenever work activities or equipment are present within traffic lanes.

Materials shall not be placed on highway right of way more than one week in advance of their use. All materials and equipment shall be stored at the back edge of right of way or off right of way. In no case shall any materials, and or equipment be stored on state right-of-way be in the clear zone.

The applicant will not deposit any material on the traveled roadway. No spoil piles shall be left overnight on state right of way.

No driving onto highway from ditch or driving on shoulders where damage will occur. If shoulders and roadways are damaged or disturbed by these operations they shall be repaired immediately by the applicant with suitable and approved material, such repairs shall match existing slopes and grades.

If the shoulders and roadways are disturbed by these operations it shall be repaired immediately with suitable and approved material, such replacement to conform to existing grades. The applicant must restore any settlement.

All drainage structures removed or damaged shall be restored by the applicant to as good or better condition than before operations began.

The applicant is required to preserve all existing survey monuments. The applicant shall accept full responsibility for all cost incurred in the re-establishment of the monuments if disturbed or damaged.

It is expressly understood that this permit is issued subject to the applicant's compliance with the rules and regulations of the Minnesota Environmental Quality Board and any other affected governmental agencies.

**CERTIFICATE OF COMPLETION OF PERMIT INSTALLATION  
for the  
STATE OF MINNESOTA – DEPARTMENT OF TRANSPORTATION**

TO: Nick Esping  
Permits  
1800 East College Drive  
Marshall, MN 56258  
Phone: (320)-212-6977  
Email: [nicholas.esping@state.mn.us](mailto:nicholas.esping@state.mn.us)

State Highway Permit Number: 8-A-2026-116393  
Control Section: 6407  
State Highway: MN 68  
Date: 1/12/2026

I hereby certify that all the permit requirements have been completed for installation as described in, and in accordance with, all the permit requirements.

Applicant/permittee name (please print): Canacre(Peter Tczap)

Applicant/permittee signature: \_\_\_\_\_  
Date: \_\_\_\_\_

THE FOLLOWING SECTION IS TO BE COMPLETED BY MnDOT

All work covered by the permit has been satisfactorily completed.

Inspected by (please print)

Maintenance signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Deposit Number Pending  
in the amount of \$ 5,000

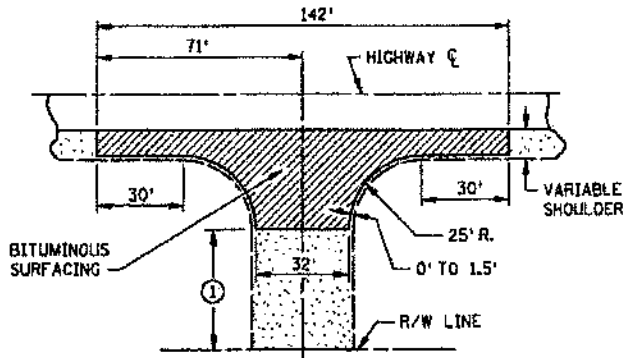
will remain in effect until all requirements of the special provisions are met; at which time, the deposit will be released if, in the opinion of the Sub Area Supervisor, the work has been satisfactorily completed.

Where approved changes are made in the installation contrary to the application sketches, three (3) copies of "as built" sketches must be submitted with the signed certificate.

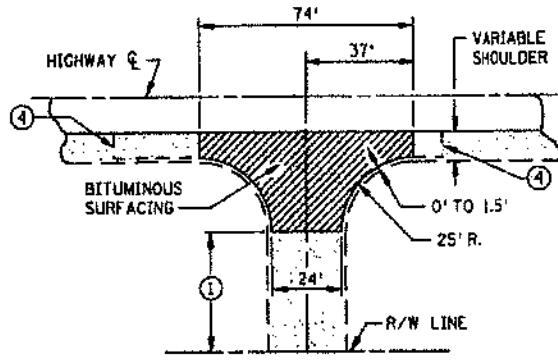
---

THE APPLICANT, IMMEDIATELY UPON COMPLETION OF THE FULL PERMIT REQUIREMENTS, SHALL SIGN AND RETURN THIS "CERTIFICATE OF COMPLETION OF PERMIT INSTALLATION" AND RETURN IT TO: JEFF ILLIES, PERMITS SUPERVISOR AT THE ADDRESS LISTED ABOVE.

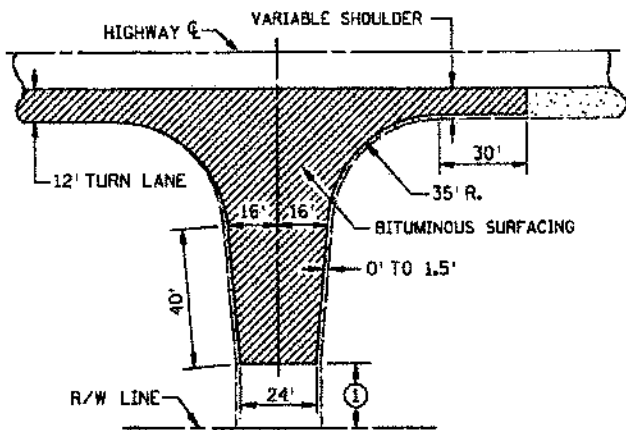
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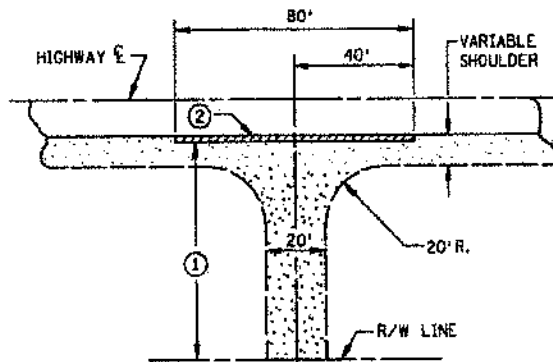
COMMERCIAL - INDUSTRIAL - FARM ENTRANCES



RURAL RESIDENTIAL ENTRANCE

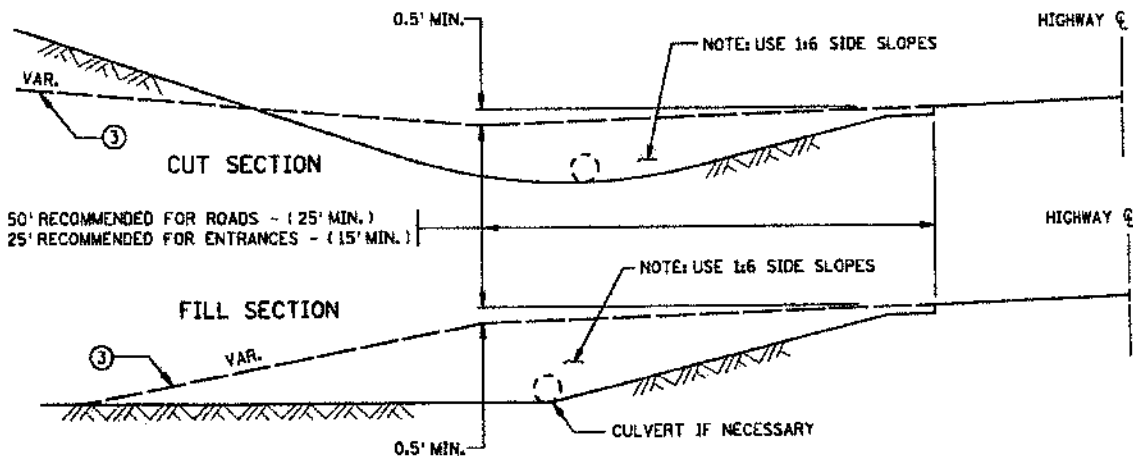


LOW VOLUME ROAD



FIELD ENTRANCES

- ① SURFACING TO MATCH EXISTING CONDITIONS, WHERE THERE IS NO SURFACING, PLACE GRAVEL BEYOND BITUMINOUS SURFACING TO R/W LINE.
- ② PLACE 2 FT. WIDE BITUMINOUS SURFACING AS DIRECTED BY ENGINEER.
- ③ 8% MAXIMUM COMMERCIAL; 15% MAXIMUM RESIDENTIAL.
- ④ THE USE OF PAVING SIMILAR TO COMMERCIAL ENTRANCES MAY BE APPROPRIATE FOR SOME RESIDENCES - AS SHOWN IN PLANS OR DIRECTED BY THE ENGINEER.



CROSS SECTIONS

APPROVED SEPT. 27, 2012

*M. D. [Signature]*  
STATE DESIGN ENGINEER

STATE OF MINNESOTA  
DEPARTMENT OF TRANSPORTATION

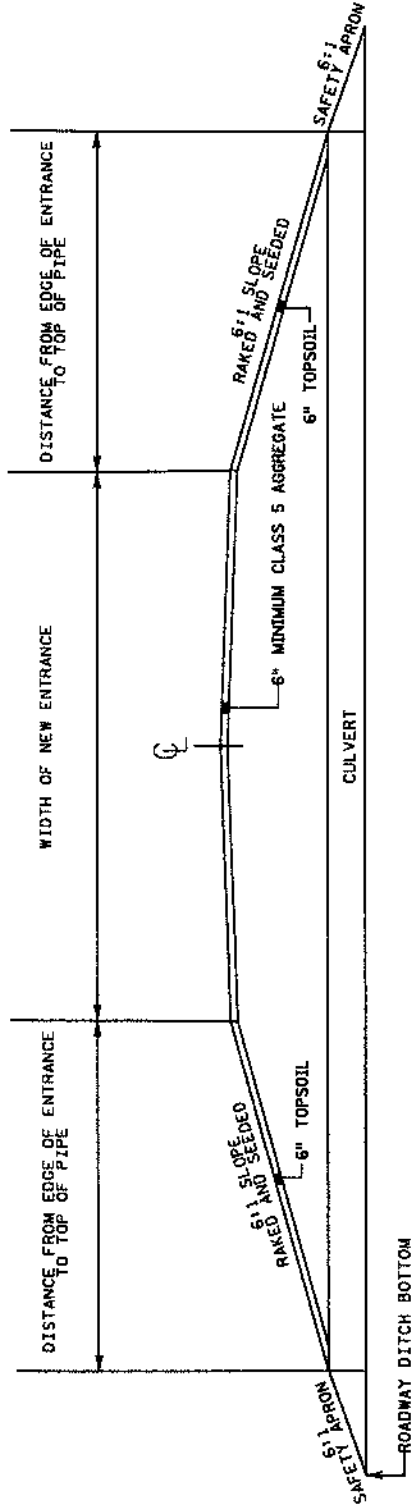
**APPROACHES AND ENTRANCES**  
RECOMMENDED STANDARDS

SPECIFICATION  
REFERENCE

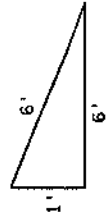
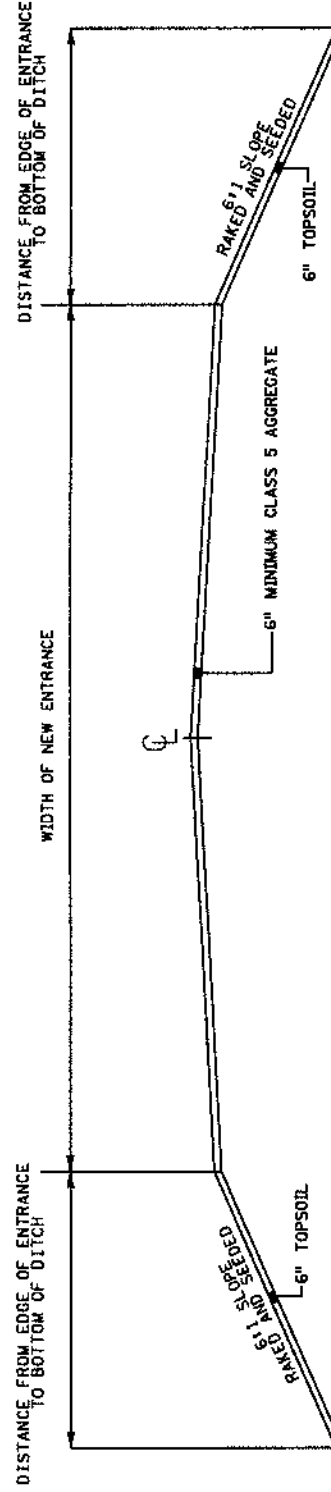
STANDARD  
PLATE  
NO.

9000E

# TYPICAL SECTION CULVERT REQUIRED



# TYPICAL SECTION CULVERT NOT REQUIRED



RIGHT OF WAY

ENTRANCE TYPICAL SECTION

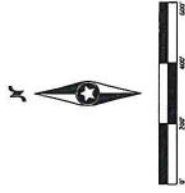


PREPARED FOR:



200 West Frank Pugh Drive  
 Iron Mountain, MI 49801

BY: CHR. AZE  
 DATE: 10/29/2025  
 A. 10/29/2025 - Location Update  
 B. 10/29/2025 - Location Update  
 C. 10/29/2025 - Location Update



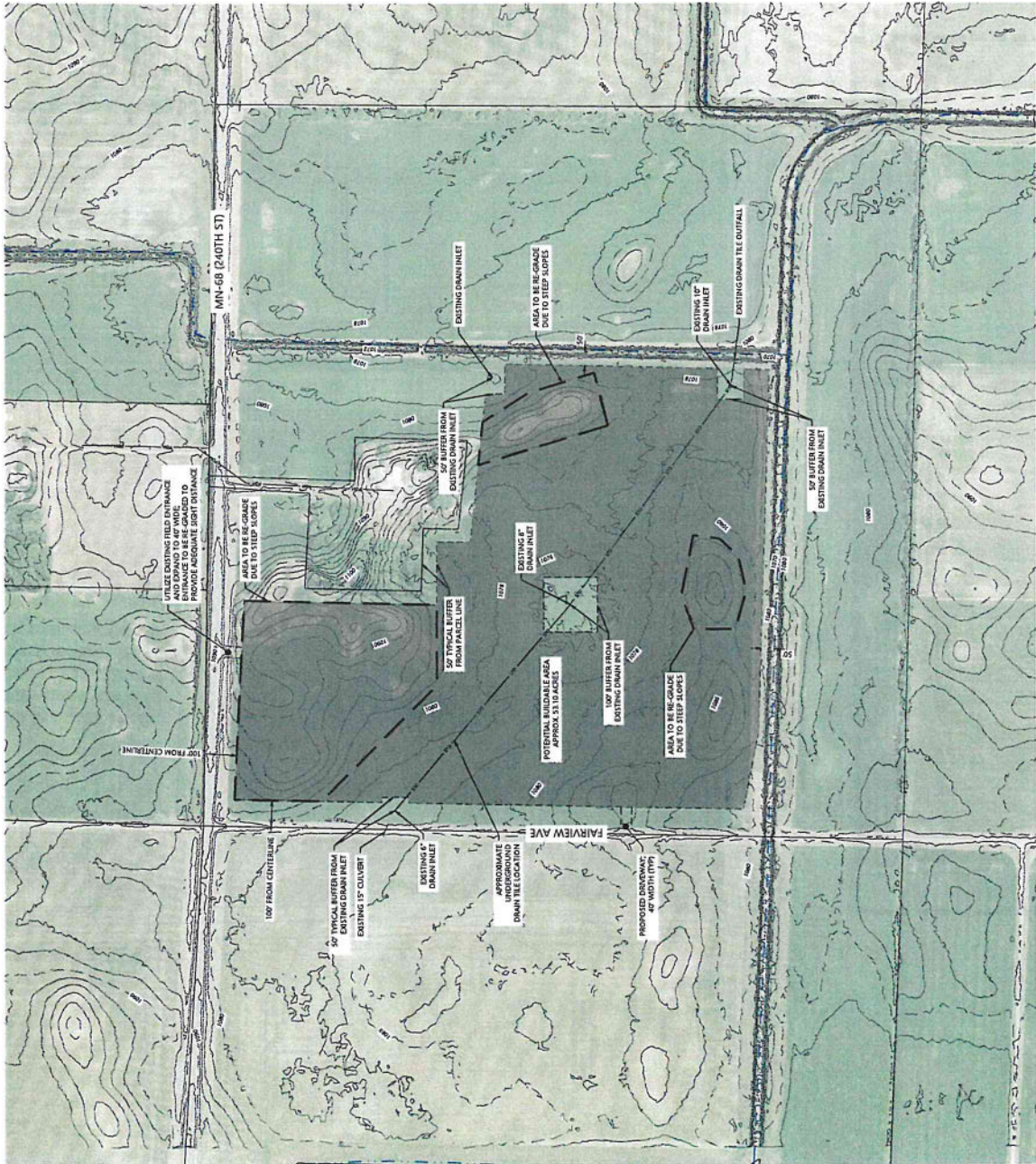
**MNEC Laydown  
 Yard Exhibits**  
 Redwood and Renville Counties,  
 Minnesota

South Option 6 - Aerial

- LEGEND:**
- PARCEL LINES (PUBLIC DATA)
  - 100' BUFFER FROM EXISTING DRAIN INLET
  - 100' BUFFER FROM EXISTING DRAIN TELECROSSING
  - POTENTIAL BUILDABLE AREA
  - EXISTING OVERHEAD POWER
  - EXISTING OVERHEAD POWER
  - WETLAND PUBLIC DATA
  - WATER EDGE
  - PUBLIC DATA

**SITE DESCRIPTION:**

A PARCEL LOCATED IN REDWOOD COUNTY, MN IS BEING CONSIDERED FOR DEVELOPMENT AT THE INTERSECTION WITH FAIRVIEW AVE. THE FIELD IS CURRENTLY USED FOR PASTURE AND IS APPROXIMATELY 200' WIDE AND 100' DEEP. AN EXISTING CULVERT UNDER FAIRVIEW AVE BRINGS SOME OFFSITE WATER ONTO THE SITE. A LARGE DITCH RUNS ALONG THE SOUTH SIDE OF THE PARCEL AND INTO A DRAIN TILL RUNNERS FROM NORTHWEST TO SOUTHWEST THROUGH THE SOUTH END OF THE PARCEL. THE SOUTH AND EAST OF THE ROADSIDE DITCH TO THE NORTH. A 150' WIDE BUFFER HAS BEEN ESTABLISHED FROM ALL PARCEL LINES NEAR THE EXISTING EQUIPMENT TO THE RESIDENCE.



**REFERENCES**

1. AERIAL PHOTOGRAPHY	DATE: 08/20/2024
2. GROUND SURVEY	DATE: 08/20/2024
3. MAPPING	DATE: 08/20/2024
4. FIELD SURVEY	DATE: 08/20/2024
5. PUBLIC DATA	DATE: 08/20/2024

**CLIENT**  
 200 West Frank Pippa Drive  
 Iron Mountain, MI 49801

**DATE**  
 10/29/2025

**BY**  
 [Signature]

**CHECKED BY**  
 [Signature]

**SCALE**  
 1" = 40'



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

South Option 6 -  
 Floodlight

DATE: 10/29/2025  
 REV: EX-2  
 SHEET: B

- LEGEND:**
- FACEL LINES (PUBLIC DATA)
  - INDEX CONTOUR
  - PROPERTY LINE
  - POSSIBLE FLOOD AREA
  - LOW FLOOD RISK
  - MODERATE FLOOD RISK
  - HIGH FLOOD RISK
  - EXISTING OVERHEAD POWER
  - WATERHOUSE LINE (PUBLIC DATA)
  - WATER MAIN (PUBLIC DATA)
  - SEWER (PUBLIC DATA)

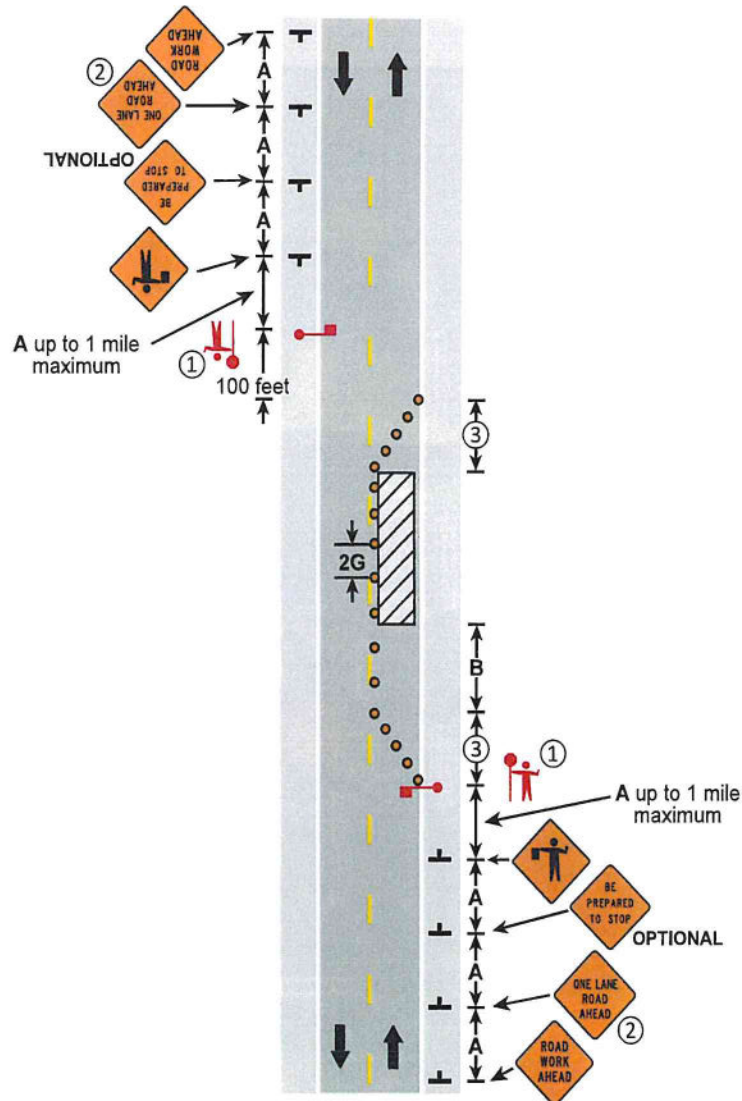
**SITE DESCRIPTION:**  
 THE SOUTH OPTION 6 PARCEL, LOCATED IN REDWOOD COUNTY, IS SITUATED SOUTH OF MN-68 (240TH ST) AND SOUTHWEST OF FAIRVIEW AVE. THE PARCEL IS CURRENTLY UNDEVELOPED AND PLANTED WITH ROW CROPS AND GENERALLY HAS SLOPES OF 1% TO 2%. THE PARCEL IS ADJACENT TO AN AVERAGE FLOOD RISK AREA. THE PARCEL IS SITUATED NEAR THE SOUTHWEST CORNER OF THE SITE DRAINAGE INTO VARIOUS EXISTING DRAINAGE AREAS. THE PARCEL IS SITUATED NEAR THE SOUTHWEST CORNER OF THE SITE DRAINAGE INTO VARIOUS EXISTING DRAINAGE AREAS. THE PARCEL IS SITUATED NEAR THE SOUTHWEST CORNER OF THE SITE DRAINAGE INTO VARIOUS EXISTING DRAINAGE AREAS.



0.8:8 PC

**NOTES:**

- ① The approach sight distance to the flagger shall be at least the Decision Sight Distance (**D**).
- ② The ONE LANE ROAD AHEAD sign may be omitted when the posted speed limit is 40 mph or less.
- ③ The two-way taper should be 50 feet in length using 5 equally spaced channelizing devices.
4. If anticipating operational problems, the use of a Pilot Car (see Layout 18) may improve operations and safety.



**LANE CLOSURE, TWO FLAGGERS  
TWO-LANE, TWO-WAY ROAD**

3 DAYS or LESS

6K-16

LAYOUT 16

### Temporary Traffic Control Distance Charts

Posted Speed Limit Prior to Work Starting (mph)	Advance Warning Sign Spacing (A) feet	Decision Sight Distance (D) feet	Taper Length (12 ft lane) (L) feet	Shifting Taper (12 ft lane) (L/2) feet	Typical Shoulder Taper (L/3) feet	Buffer Space (B) feet	
0-30	G = 25 ft.	100	550	200	100	75	200
35-40		325	700	325	175	125	305
45-50	G = 50 ft.	600	900	600	300	200	425
55		750	1200	700	350	250	500
60-65		1000	1400	800	400	275	650
70-75		1200	1600	900	450	300	820

Posted Speed Limit Prior to Work Starting (mph)	Advance Warning Following Distance (F) feet	Roll Ahead Distance Charts				
		Recommended Spacing for Vehicles Weighing 9,900 to 22,000 lbs GVW (R) feet		Recommended Spacing for Vehicles Weighing Greater than 22,000 lbs GVW (R) feet		
		Stationary Operation	Moving Operation 15 MPH max	Stationary Operation	Moving Operation 15 MPH max	
0-30	G = 25 ft.	100 - 550	100	100	75	100
35-40		325 - 700	100	100	75	100
45-50	G = 50 ft.	600 - 900	125	175	100	150
55		750 - 1200	125	175	100	150
60-65		1000 - 1400	175	225	150	175
70-75		1200 - 1600	175	225	150	175

Shadow and Protection Vehicle wheels should be pointed straight ahead.

### Temporary Traffic Control Distance Charts

Figure 6K-11

6K-ap








Parcel ID	C/O	NAME	C/O	Address	Address 2	CITY	STATE	ZIP
540264040	CHRISTENSEN/KYLE	MICHAEL/&	TONIA LEE CHRISTENSEN	19426 250 ST		LUCAN	MN	56255
540233040	RASMUSSEN FAMILY FARMS	LLLP	ETAL	1381 MAY ST APT 102		WABASSO	MN	56293
540261040	RASMUSSEN/CAROL N			18705 ST HWY 68		LUCAN	MN	56255
540261020	RASMUSSEN/CURTIS N		JENNIFER M	18705 ST HWY 68		LUCAN	MN	56255
540262020	SCHWARZ/CATHERINE M/ETAL			20234 STATE HWY 68		LUCAN	MN	56255
540263040	SCHWEIM/LYDIA/IRREV TRUST #2			1263 OAK ST	PO BOX 30	WABASSO	MN	56293
540271040	STEFFEN/WAYNE			14670 610 AVE		CHOKIO	MN	56221-9725
540264020	WELU/ADAM NICHOLAS/&		AMANDA KLEIN WELU	365 E WOODRIDGE DR		LE CENTER	MN	56057
540233020	ZEUG/MATTHEW RONALD/&		MARIAH CATHERINE ZEUG	24859 GARDEN AVE		WABASSO	MN	56293
540274040	FISCHER/JOHN N & COLLEEN A		% ZEUG/PAUL LEROY & KRISTA H	20257 ST HWY 68		LUCAN	MN	56255
540262040	ZEUG/THOMAS J & DEVONNA M			23410 FAIRVIEW AVE		LUCAN	MN	56255
	GRANITE ROCK TOWNSHIP BOARD			16640 220 ST		WALNUT GROVE	MN	56180
	OF SUPERVISORS		% ANDREA STRAND, CLERK	24343 CO HWY 10		LUCAN	MN	56255
	MJ ELECTRIC LLC		% JORDAN CHARTIER	200 W FRANK PIPP DR		IRON MOUNTAIN	MN	49801
	LANDOWNER/APPLICANT							

Parcel ID	C/O	NAME	C/O	Address	Address 2	CITY	STATE	ZIP
540264040	CHRISTENSEN/KYLE MICHAEL/&	TONIA LEE CHRISTENSEN		19426 250 ST		LUCAN	MN	56255
540233040	RASMUSSEN FAMILY FARMS LLLP	ETAL		1381 MAY ST APT 102		WABASSO	MN	56293
540261040	RASMUSSEN/CAROL N			18705 ST HWY 68		LUCAN	MN	56255
540261020	RASMUSSEN/CURTIS N			18705 ST HWY 68		LUCAN	MN	56255
540262020	SCHWEIBER/MICHAEL L/&	JENNIFER M		20234 STATE HWY 68		LUCAN	MN	56255
540224020	SCHWARZ/CATHERINE M/ETAL			1263 OAK ST	PO BOX 30	WABASSO	MN	56293
540263040	SCHWEIM/LYDIA/IRREV TRUST #2			14670 610 AVE		CHOKIO	MN	56221-9725
540271040	STEFFEN/WAYNE			365 E WOODRIDGE DR		LE CENTER	MN	56057
540264020	WELU/ADAM NICHOLAS/&	AMANDA KLEIN WELU		24859 GARDEN AVE		WABASSO	MN	56293
540233020	ZEUG/MATTHEW RONALD/&	MARIAH CATHERINE ZEUG		20257 ST HWY 68		LUCAN	MN	56255
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	GRANITE ROCK TOWNSHIP BOARD							
	OF SUPERVISORS							
	MJ ELECTRIC LLC	% ANDREA STRAND, CLERK		24343 CO HWY 10		LUCAN	MN	56255
	LANDOWNER/APPLICANT	% JORDAN CHARTIER		200 W FRANK PIPP DR		IRON MOUNTAIN	MN	49801

TO: Whom It May Concern

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

DATE: January 14, 2026

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 landowner Thomas Zeug, 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 NW¼ of Section 26, Township 111, Range 38, excepting therefrom a building site (see enclosed Notice of Public Hearing for full legal description).

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 27th day of January, 2026. 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 environmental@redwoodcounty-mn.gov**



## NOTICE OF PUBLIC HEARING


An *Application for Conditional Use Permit* has been filed by Jordan Chartier of M.J. Electric, LLC, on behalf of landowner Thomas Zeug, 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:

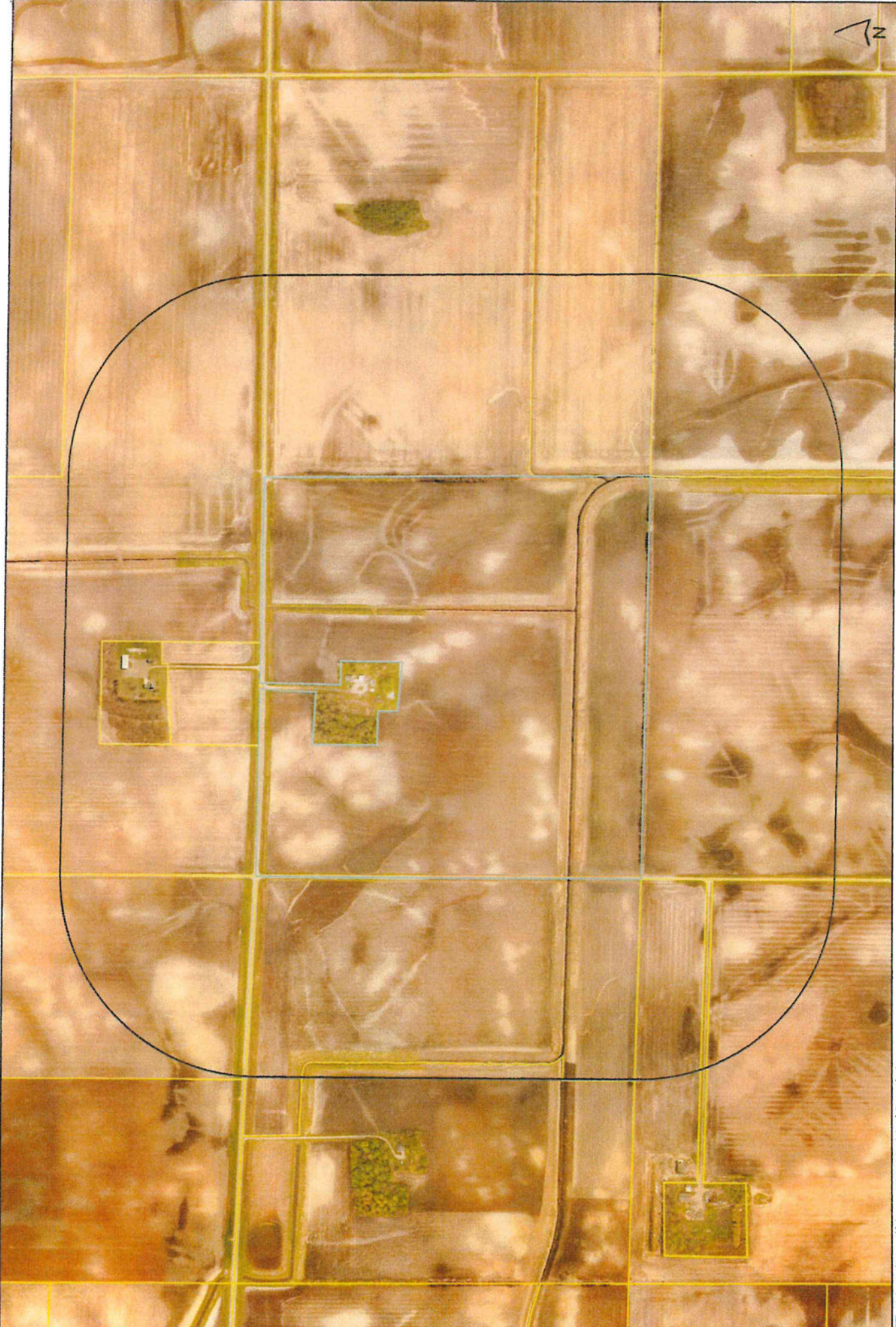
The NW¼ of Section 26, Township 111, Range 38, excepting therefrom the following: Commencing at the northwest corner of said Northwest Quarter; thence South 89 degrees 26 minutes 50 seconds East, along the north line of said Northwest Quarter a distance of 1235.00 feet to the point of beginning; thence continuing South 89 degrees 26 minutes 50 seconds East, along said north line, a distance of 40.00 feet; thence South 01 degrees 50 minutes 51 seconds West a distance of 539.67 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 158.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 416.00 feet; thence North 86 degrees 46 minutes 00 seconds West a distance of 327.21 feet; thence North 00 degrees 06 minutes 20 seconds West a distance of 129.00 feet; thence South 89 degrees 40 minutes 40 seconds West a distance of 225.00 feet; thence North 01 degrees 09 minutes 00 second East a distance of 433.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 347.00 feet; thence North 02 degrees 22 minutes 35 seconds East a distance of 377.00 feet to the point of beginning.

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DATED: January 6, 2026

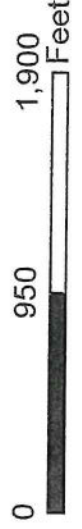
  
\_\_\_\_\_  
Jeanette Pidde  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



Parcel IDs: 54-026-2040

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

**CUP Notification Area:**  
**0.25 miles from selected parcel**





JAN 15 2026

NOTICE OF PUBLIC HEARING

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:

- Jan 15, 2026

Publication Fee: \$143.38  
Order No. 4187390

Anjana Bhadoriya

Agent



VERIFICATION

State of Florida  
County of Broward

Signed or attested before me on this: 01/15/2026



Notary Public

Notarized remotely online using communication technology via Proof.

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

An Application for Conditional Use Permit has been filed by Jordan Chartier of M.J. Electric, LLC, on behalf of landowner Thomas Zeug, 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:

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DATED: January 6, 2026

Jeanette Pidde

Land Use and Zoning Supervisor

Redwood County Environmental Office

Published in Redwood Gazette January 15, 2026.

4187390



RECEIVED

JAN 16 2026

REDWOOD COUNTY  
ENVIRONMENTAL OFFICE

**NOTICE OF  
PUBLIC HEARING**

An Application for Conditional Use Permit has been filed by Jordan Chartier of M.J. Electric, LLC, on behalf of landowner Thomas Zeug, 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 NW1/4 of Section 26, Township 111, Range 38, excepting therefrom the following: Commencing at the northwest corner of said Northwest Quarter; thence South 89 degrees 26 minutes 50 seconds East, along the north line of said Northwest Quarter a distance of 1235.00 feet to the point of beginning; thence continuing South 89 degrees 26 minutes 50 seconds East, along said north line, a distance of 40.00 feet; thence South 01 degrees 50 minutes 51 seconds West a distance of 539.67 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 158.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 416.00 feet; thence North 86 degrees 46 minutes 00 seconds West a distance of 327.21 feet; thence North 00 degrees 06 minutes 20 seconds West a distance of 129.00 feet; thence South 89 degrees 40 minutes 40 seconds West a distance of 225.00 feet; thence North 01 degrees 09 minutes 00 second East a distance of 433.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 347.00 feet; thence North 02 degrees 22 minutes 35 seconds East a distance of 377.00 feet to the point of beginning.

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DATED: January 6, 2026  
Jeanette Pidde

Land Use and Zoning  
Supervisor

Redwood County Environ-  
mental Office

Published in the Standard-  
Gazette & Messenger January  
14, 2026.

**REDWOOD COUNTY PLANNING COMMISSION**

**M.J. Electric, LLC - Zeug**

**Conditional Use Permit Application #3-26**

**January 27, 2026**



**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?

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

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

# MNEC South 6-Yard Strs-001-220 M.S.M. (Material Storage Map)

Symbol Index

AB Cages	Arms	Pole sections	Con Reels	OPGW Reel	Trailer	Connex	Equipment	Port Let	Fuel Tank	Muster Point	Smoking Area	Trash
----------	------	---------------	-----------	-----------	---------	--------	-----------	----------	-----------	--------------	--------------	-------

