



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

AGENDA

REDWOOD COUNTY PLANNING COMMISSION

Monday, September 26th, 2016 – 1:00 p.m.

1. Call to Order
2. Public Hearing on the *Application for Conditional Use Permit #11-16* filed by Rodney Salfer
3. Public Hearing on the *Application for Animal Confinement Feedlot Conditional Use Permit #12-16* filed by Keith Schaefer
4. Public Hearing on the *Application for Extraction Conditional Use Permit #13-16* filed by Mathiowetz Construction
5. Public Hearing on the *Application for Extraction Conditional Use Permit #14-16* filed by Mathiowetz Construction
6. Other Business:
 - a. Review and approve the minutes from the August 29th Planning Commission meeting
 - b. Staff report on Land Use seminar: “Navigating Key Land Use Issues”
 - c. Any other business



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TO: Redwood County Planning Commission

FROM: Nick Brozek *NB*
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: September 21st, 2016

RE: Planning Commission Hearing on September 26th, 2016

A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 26th day of September, 2016, beginning at 1:00 o'clock p.m. at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will include four (4) public hearings. A brief summary of the subject matter of the agenda items are set forth below.

1. Public hearing on an *Application for Conditional Use Permit* submitted by Rodney Salfer o/b/o landowner Virginia Salfer.

An *Application for Conditional Use Permit* has been filed by Rodney Salfer for the operation of a business engaged in welding and metal fabrication on the following described property, situated in the County of Redwood, State of Minnesota, to wit: The East 155 acres of the Southeast Quarter (SE1/4) of Section 14, Township 111 North, Range 37 West, Vail Township. The proposed use is located in the "A" Agricultural District and is an existing farm building site and residence.

The primary work of the business includes repair of farm truck trailers and equipment and manufacture of leg spouting and platforms for leg towers.

Aside from Mr. Salfer, two other people are employed by the welding and fabrication business. The site has adequate parking space available. Business with customers is conducted mostly via telephone and the public generally does not access the site. The business will be housed in an existing 78' by 172' steel shop structure. The building includes a small office and bathroom for employee use. The business is open from 7 am till 5 pm on weekdays. An average of approximately 6 business vehicle visits occur each work day.

A holding tank has been installed to collect sewage generated by the business. This is pumped as needed. The tank is set up to allow for adding a treatment area in the future, if Mr. Salfer decides to do so.

The property at issue is located on the west side of and abuts US Hwy 71, about 2/3 of a mile north of the City of Wabasso. Pursuant to Section 7, Subdivision 5(2)(A)(1) of Redwood County Zoning Ordinance, "[t]here shall be a minimum front yard setback of sixty-seven (67) feet from right-of-way of any public road..." The relevant section of Hwy 71 has a right of way of 50 feet, as measured from the center line of the road. Therefore, a building cannot be located within 117 feet of Hwy 71, measured from the center of the road. The business building is located 340 feet from Hwy 19, measured from the center of the road. Therefore, the

conditional use satisfies the front yard setback requirement. Several existing farm buildings on the site do not meet the ROW setback, but these are not used for the welding business.

No dwellings, other than Rodney Salfer and Virginia Salfer, are located within one-half (1/2) of a mile of the Conditional Use. Virginia Salfer has signed the CUP application as the landowner. The nearest third party residence to the site is that of Edward & Beth Goblirsch located at 25757 Ideal Avenue, 3480 feet northwest of the site. Additionally, the Conditional Use is located 3815 feet north of the residences in Johnsons Addition in the City of Wabasso. The residence of Charles & Marilyn Daub located at 26628 260th Street is 4020 north of the site.

The conditional use is located 900 feet from Judicial Ditch 36, Lateral 2A, to the east. A County tile main runs to the southwest and south of the site, about 200 feet away at the closest point.

Surface water runoff from the site goes north into the grove and into a tile intake on the southeast corner of the machine shed.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

2. Public hearing on an *Application for Animal Confinement Feedlot Conditional Use Permit* submitted by Keith Schaefer.

Mr. Schaefer is seeking to re-permit an existing feedlot site for a different animal type and for the construction of permanent manure storage structures on the following described property, situated in the County of Redwood, State of Minnesota, to wit: The Northwest Quarter of the Southeast Quarter of Section 5, Township 110 North, Range 34 West, Brookville Township.

Section 17, Subdivision 3.1.F. of Redwood County Ordinance requires that a Conditional Use Permit be obtained “[w]henver any existing or proposed feedlot operation proposes the construction of a manure storage structure.” Furthermore, Subd. 3.1.G. requires a Conditional Use Permit “[w]henver there is proposed to be a change in animal type at an existing feedlot.” Consequently, both the construction of the stacking slabs and the change from beef to dairy cows trigger the requirement for a new CUP in this case.

The feedlot site was formerly owned and permitted by Roger Gilland, who sold it to Mr. Schaefer several years ago. The current county and state permitting is for 975 slaughter steers/heifers. The new permit is proposed to be for 1,540 dairy heifers in the following structures (all existing): 50’x120’ partial confinement barn, 42’x336’ partial confinement barn, 42’x448’ partial confinement barn, 140’x180’ open lot, 42’x336’ open lot, 42’x448’ open lot, and 50’x240’ total confinement barn with slatted floor.

Manure will be collected and stored in the following, mostly new proposed, structures: 36’x240’x10’ under-floor concrete pit (existing), 96’x110’ concrete stacking slab, 62’x340’ concrete stacking slab, 62’x450’ concrete stacking slab, and three 20’x20’x8’ in ground concrete tanks. The stacking slabs will also be used to collect all contaminated feedlot runoff and will include collection sumps to collect drainage from the slabs themselves. The stacking slabs will have 10’ tall, 10” thick 4000 psi concrete end walls reinforced with #5 vertical and #4 horizontal rebar 12” on center. The walls will be supported by 1’-10” x 10” concrete footings. The 6” poured concrete floors will be reinforced with #4 rebar 18” on center each way. The runoff collection tanks will have 8’ tall, 8” thick sidewalls with #4 rebar 12’ on center each way set on 20”x8” and 18”x8” footings. The tank floors will be 5” poured concrete reinforced with #4 rebar 18” on center each way.

Manure will be applied to 273 acres of nearby tillable farm land owned by Mr. Gilland and rented by Mr. Schaefer, located in Brookville Section 5 and Morgan Section 32.

The three nearest dwellings to the feedlot site are as follows: Alan Madsen, 21559 Ranch Avenue, about 1450 feet northeast of the site; Nancy Blick et'al, 21159 Ranch Avenue, about 1740 feet southeast of the site; and Mark & Lynn Madsen, 21120 Prairie Avenue, about 1900 feet southwest of the site. Three additional dwellings are located about a half mile from the site (2500 feet), including Garry Steinhaus (41229 215th Street), Steven & Brenda Kotten (21088 Prairie Avenue), and Mark Gilland (20902 Ranch Avenue). A house on the feedlot site itself is owned by Mr. Schaefer and used as living quarters for two feedlot employees.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

3. Public hearing on an *Application for Extraction Conditional Use Permit* submitted by Mathiowetz Construction o/b/o landowner Roger Kettner.

TNT is seeking to re-permit a former gravel pit on property owned by Kettner Family LLP (Roger Kettner) located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 15, Sherman Township. The land was previously mined by Mathiowetz under CUP #132, which expired in 2006.

The property is located on the east side of County Highway 2, across from Dacotah Ridge Golf Club. The site is located in the Agriculture District. Mining is a Conditional Use in said District, per Redwood County Ordinance Section 7, Subdivision 3, Paragraph 6.

Approximately 9.5 acres of the 40-acre site will be mined and/or used for mining processes and stockpiling. The sand material extracted from the site will be used to construct the City of Morgan sewage lagoon project. This will include stockpiling and hauling. Mathiowetz is requesting a 3 year permit.

The site will be set back about 125 feet from the center line of County Highway 2. Existing access road from County Highway 2 will be used to access the site.

Topsoil will be scraped and stockpiled for reclamation of the site when the project is complete. Fill material will be brought in from the Morgan lagoon project site and used in the reclamation process (backfilling). All areas will be sloped to maximum of 3:1 and seeded with a pasture mix. The bottom elevation of the pit when reclaimed will be 967'. The cost of reclamation listed on the application (\$50,000) includes an estimated \$35,000 in trucking costs to move the fill material from the Morgan lagoon site.

There is no county ditch or tile in the area.

The three closest residential dwellings to the site are as follows: Roger & Sandra Kettner, 30691 County Highway 2, about 1800 feet south of the site; Thomas & Mary Colwell, 43928 395th Street, about 2500 feet southeast of the site; and a site owned, but not occupied, by Catherine Crain, 43249 305th Street, about 2600' north of the site. The next nearest building sites are located well over ½ of a mile away from the proposed pit site.

The site is about 1300 feet east of the Dacotah Ridge Golf Club clubhouse. The closest part of the course to the proposed pit site is the driving range, the eastern edge of which is 420 feet from the pit site. However, the driving range tee-off is on the opposite (western) end, about 1100 feet from the pit site.

The soils present on the site are listed as "pits, gravel."

Mathiowetz has provided a reclamation bond in the amount of \$20,000 and a certificate of liability insurance for the site in the amount of \$1,000,000 per occurrence and \$2,000,000 general aggregate.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

4. Public hearing on an *Application for Extraction Conditional Use Permit* submitted by Mathiowetz Construction o/b/o landowners Charles Neitzel and Dale & Karen Hansen.

Mathiowetz Construction is seeking to spread topsoil material potentially on two properties, one owned by Dale & Karen Hansen described as Part of the Southeast Quarter & part of the Northeast Quarter (PT OF SE1/4 & PT OF NE1/4) all lying north of the railroad right-of-way and south of the center line of County Ditch 109 (N OF R/R R/W & S OF CTR LN CD 109), in Section 8, Township 111 North, Range 34 West, Morgan Township; and one owned by Charles Neitzel described as the North Half of the Southwest Quarter (N1/2 SW1/4) of Section 9, Township 111 North, Range 34 West, Morgan Township.

Mathiowetz proposes to apply excess topsoil from the Morgan sewage pond project to one or both of the above described properties. The subsoil on the Morgan project site will all be used on site to construct the ponds or will be trucked to the Kettner pit for reclamation. However, there will be approximately 40 to 50 thousand yards of excess topsoil which will not be needed for the Morgan project and which will need to be removed to construct the ponds. The topsoil material will be applied, probably to one or the other (to be determined) of the Neitzel or Hansen properties to a depth ranging from 1 foot to 7 feet. The total number of acres to be filled is approximately 15 to 20. This is expected to take place over a period of 3 to 9 months between October of 2016 and October of 2017.

The Neitzel property is directly north of the Morgan project site and the material can be moved from one to the other without using the public roads. However, the Hansen property is on the opposite side of both Ranch Avenue and County Ditch 109 from the Morgan project site. Mathiowetz is working with the ditch authority to construct a temporary or permanent ditch crossing over CD 109 so that the material can be moved to the Hansen property without taking it out to State Highway 67. If a crossing is constructed, the material will be hauled across Ranch Ave. and across CD 109 to Hansen's field.

As the material is applied it will be sloped, graded and tilled and returned to agricultural use.

County tile on the sites will be monitored and avoided. Private tile will be monitored and replaced if needed.

The soils present on the sites are as follows:

1. Normania loam, 1 to 3 percent slopes
2. Webster clay loam, 0 to 2 percent slopes
3. Okoboji silty clay loam, 0 to 1 percent slopes
4. Canisteo clay loam, 0 to 2 percent slopes

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.