



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

NOTICE OF PUBLIC HEARING

An *Animal Confinement Feedlot Conditional Use Permit Application* has been filed by Glen Knott o/b/o landowner Arnold Knott pursuant to Section 17, Subd. 3 and Section 25 of Redwood County Zoning Ordinance, for the expansion of an existing beef cattle feedlot. The existing feedlot consists of 200 head of beef cattle on open lots and sheds with manure pack and poured concrete pit manure storage. The proposed feedlot expansion will include the construction of an additional concrete open lot and 99 additional head of beef cattle. Upon completion of the expansion, the feedlot will have 299 head of beef cattle (299 Animal Units), on the following described property, situated in the County of Redwood, State of Minnesota, to wit:

The East Half of the Northwest Quarter (E1/2 NW1/4) of Section 20,
Township 111 North, Range 36 West, New Avon Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 11th day of April, 2016, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

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

DATED: March 29th, 2016

Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office

NEW AVON TWP

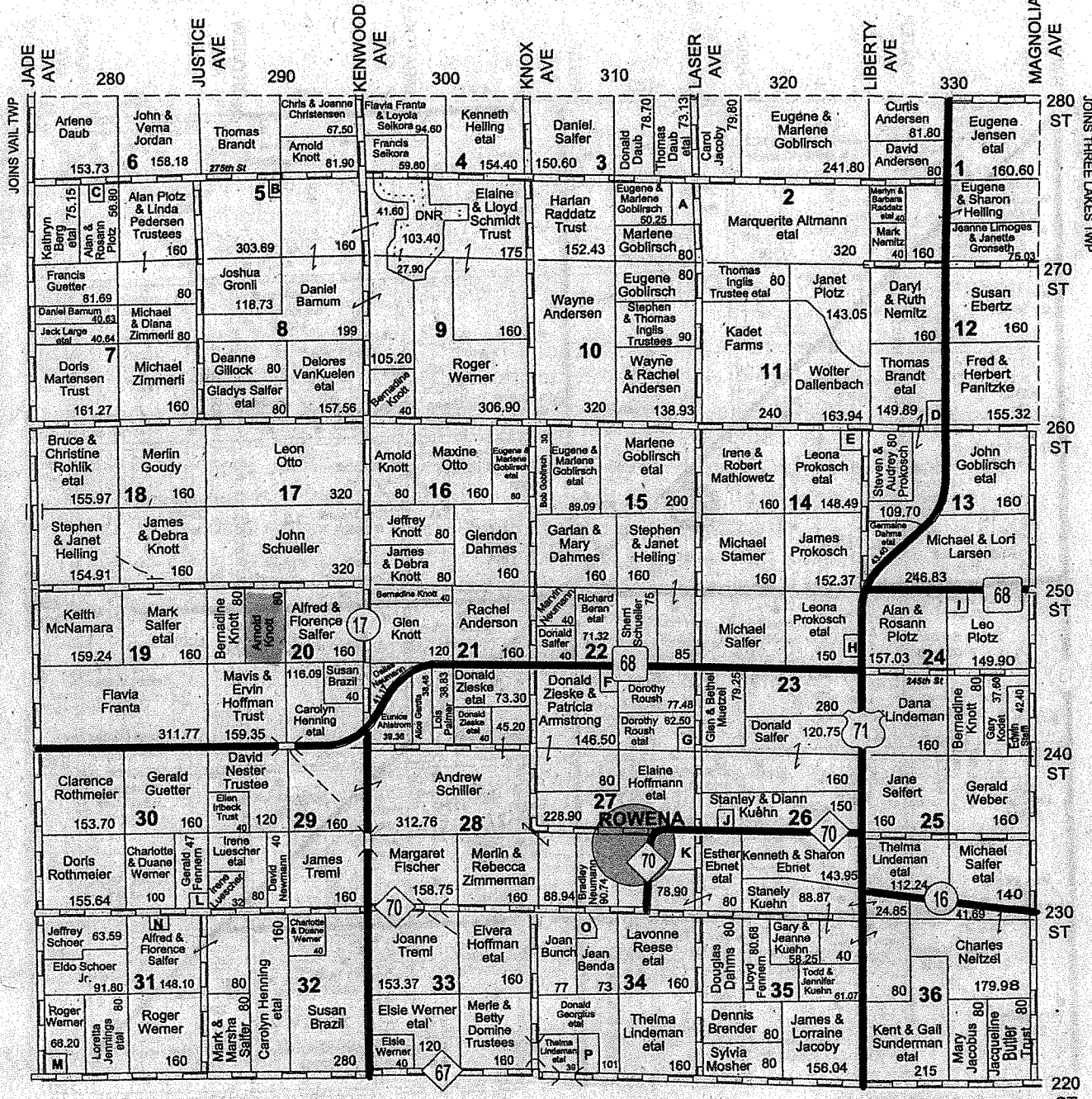
LAND OWNER

T 111 N

R 36 W

JOINS REDWOOD FALLS TWP

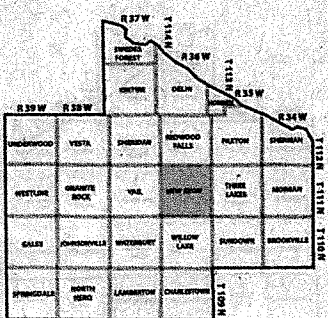
LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 3 A Kenneth Goblirsch - 28.75
- Section 5 B Bailey & Casey Boerboom - 10.42
- Section 6 C Marvin & Marilyn Davis - 11.20
- Section 12 D Adam Brandt - 10.11
- Section 14 E James & Gail Prokosch - 11.51
- Section 22 F Andrew Schiller - 10.50
- G Tiffany Lesmeister - 17.50

- Section 23 H Steven & Audrey Prokosch - 10
- Section 24 I John & Wanda Parker - 10
- Section 26 J Todd & Tonya Kuehn - 10
- Section 27 K Todd & Jennifer Kuehn - 37.06
- Section 30 L Gerald & Marion Fennem - 13
- Section 31 M Jody Gronli - 10
- N Mark & Marsha Salfer - 11.90
- Section 34 O Glen & Shirley Bock - 10
- P Barry Georglius - 20





Redwood County

www.co.redwood.mn.us

Animal Confinement Feedlot Conditional Use Permit Application

Permit #: 6-16 Date: 3-9-16

Proposed Location of Feedlot Operation:

Address: 29354 250th St City: Wabasso State: MN Zip: 56293
House # Street Name
Parcel #: 60-020-2020 Township: New Avon Section: 20 Twp #: 111 Range: R-36-W

Information about the Operation:

General description of feedlot operation (including type and number of animal units, barns, and manure storage plan):

Currently 200 Head of feeder cattle, future 299 Head, use of 40x56 and 40x76 cattle sheds for shelter and bed pack, plus open lot. Manure storage: use of Hog barn pit for liquid and bed pack.

Legal Description of Proposed Feedlot Location:

Sect. 20 E 1/2 NW 1/4

Information about the Land Owner:

First Name: Arnold Last Name: Knott Phone: 507-342-579
Address: 29354 250th St City: Wabasso State: MN Zip: 56293

If the applicant is not the owner of the land, please specify the type of agreement the applicant has with the owner of the land at the proposed site:

Site / Plan Information:

Zoning District: Agricultural
Soil Type 1: Dirt-Black Yes loam 1 to 4 % slopes
Soil Type 2: Clay
Water source for the site: Well If other, please explain:
Drainage System: Concrete Bed Pack If other, please explain:
Estimated water use:

↳ concrete walls will contain feedlot runoff - liquid will be pumped to manure pit

Animal 1

Animal Type: Cattle
9 gallons/day/animal x 299 number of animals on site x 365 number of days present
= gallons/yr/site

Animal 2

Animal Type:
 gallons/day/animal x number of animals on site x number of days present
= gallons/yr/site

Animal 3

Animal Type:
 gallons/day/animal x number of animals on site x number of days present
= gallons/yr/site

Total Gallons: 982215 0

Proposed Building(s) Information: (Please enter dimensions in feet)

Building 1:	Width:	Length:	Height:	Sidewall Height:	Sidewall Thickness:
Building 2:	Width:	Length:	Height:	Sidewall Height:	Sidewall Thickness:
Building 3:	Width:	Length:	Height:	Sidewall Height:	Sidewall Thickness:
Building 4:	Width:	Length:	Height:	Sidewall Height:	Sidewall Thickness:

Each building will have a minimum setback from every road right-of-way of: 795 feet

Estimated date for beginning construction: 4-1-16 Estimated completion date: 7-30-16

General Contractor:

Name: Self - Glen Knott City: _____ State: MN

Feedlot Operator:

Complete this section only if the feedlot operator will be different from the "applicant". If the operator is not a natural person(s), you must also provide documentation of the operator's legal identity.

First Name: Glen Last Name: Knott Phone: 507-829-3426
 Address: 24126 Laser Ave. City: Redwood Falls State: MN Zip: 56283

Applicant Information:

Note: If the applicant is not one natural person, requested information and signature(s) must be provided for each partner/associate/co-applicant and must include documentation of each co-applicant's legal identity and the legal relationship between them. Each partner/associate/co-applicant must sign or affirm the application before it will be accepted for consideration.

First Name: Glen Last Name: Knott
 Business: _____
 Address: 24126 Laser Avenue City: Redwood Falls State: MN Zip: 56283
 Home Phone: 507-342-3323 Cell Phone: 507-829-3426

List any additional applicants:

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.

Applicant(s) Signature(s): Glen Knott Date: 3-9-16
Arnold Knott

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

CUP permit fee: \$700 Receipt #: 951824
 Completed Application Acceptance Date: 3-9-16 Date Approved:

Commission Action:

County Board Action:

Approved: _____ Date: _____ Approved: _____ Date: _____
 Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

KNOTT/BERMADINE

ROSE PARK RD

New Area

Driveway

House

40x70
Hay Barn

40x56
Bunk Shed

40x76
Cattle
Shed

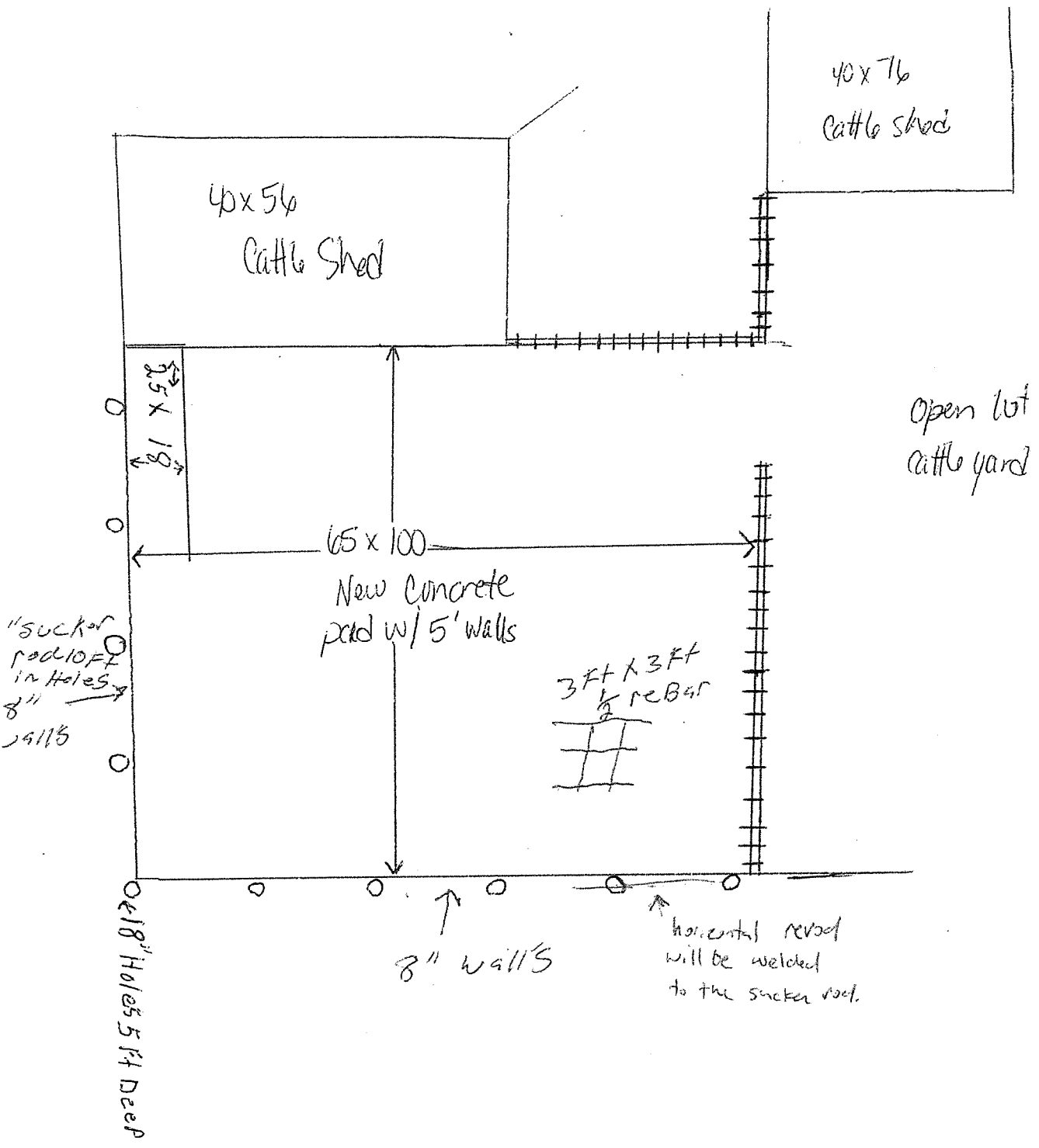
50x50
Hay Shed

40x100
Machine
Shed

Grain
Bins

65x100
New concrete
pad w/ 5' walls





4x56
Cattle Shed

40x76
Cattle shed

Open lot
cattle yard

65 x 100
New Concrete
pad w/ 5' walls

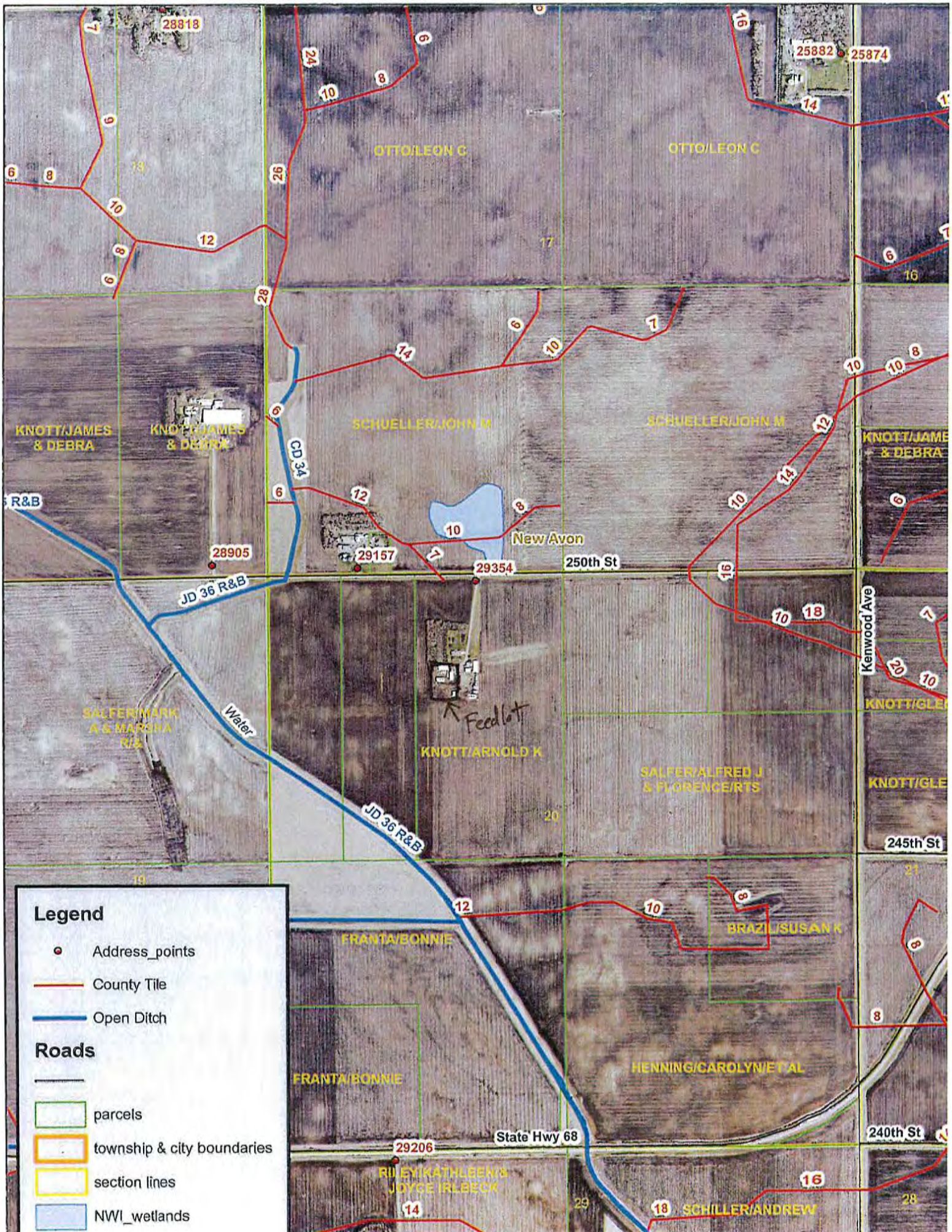
3ft x 3ft
1/2 rebar

1" sucker
rod 10ft
in holes
8"
24113

Ø 18" Holes 5 ft Deep

8" walls

horizontal rebar
will be welded
to the sucker rod.



Legend

- Address_points
- County Tile
- Open Ditch
- Roads**
- parcels
- township & city boundaries
- section lines
- NWI_wetlands

SCHUELLER/JOHN M

SCHUELLER/JOHN M

12

17

Schueller residence

10

29157

250th St

29354

New Avon

HONETSCHLAGER/LOUISE

KNOTT/ARNOLD K

KNOTT/BERNADINE

Feedlot

SALTER/FRED J & FLORENCE TS

Legend

● Address_points

— County Tile

— Open Ditch

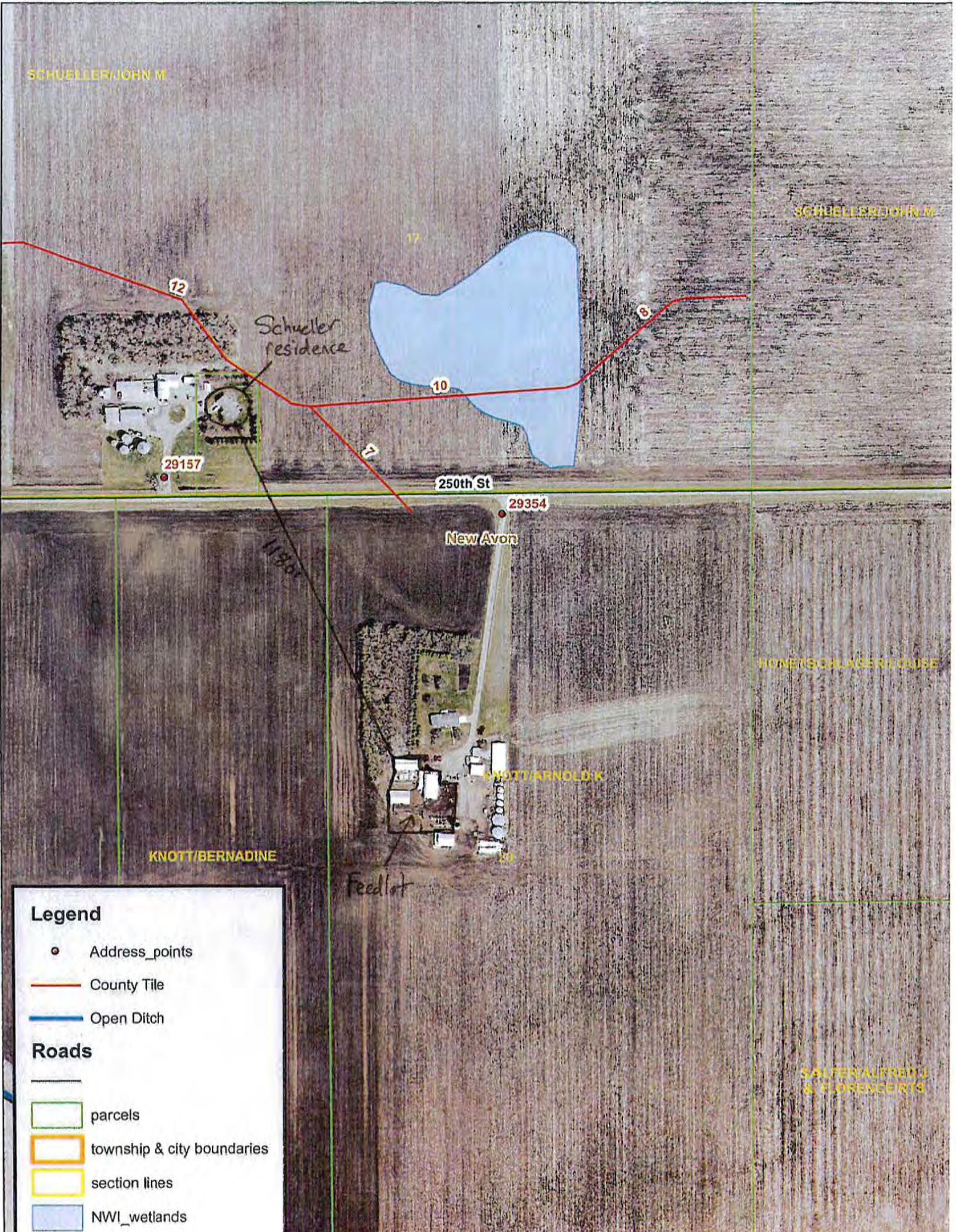
Roads

▭ parcels

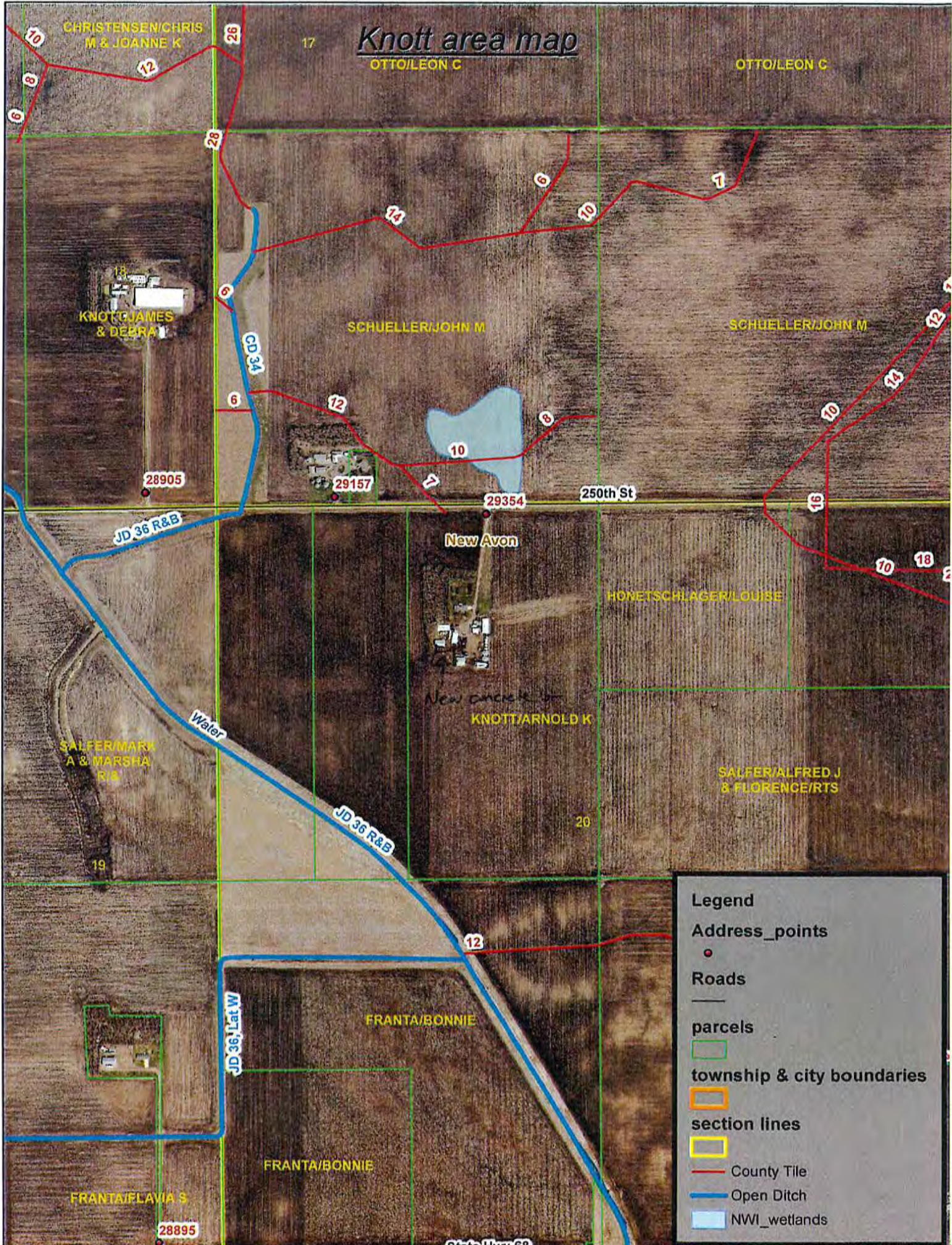
▭ township & city boundaries

▭ section lines

▭ NWI_wetlands



Knott area map



Legend

Address_points

Roads

parcels

township & city boundaries

section lines

County Tile

Open Ditch

NWI_wetlands

Knott elevation map



KNOTT/BERNADINE

Knott soil map

L83A
Webster clay loam, 0
to 2 percent slopes

L163A
Okoboji s
clay loam
depression
1 percent s

L201A
Normania loam, 0
to 3 percent slopes

954B2
Ves-Storden
loams,
3 to 6 percent
slopes, eroded

20 New Avon

ANDY/ARNOLD K

421B
Ves loam, 1 to
4 percent slopes

421B
Ves loam, 1 to 4
percent slopes

L83A
Webster clay loam,
0 to 2 percent slopes

KNOTT/BERNADINE

954B2
es-Storden
loams,
to 6 percent

Legend

- Roads
- parcels
- township & city boundaries
- section lines
- Soils
- Soils



Minnesota Pollution Control Agency

520 Lafayette Road North
St. Paul, MN 55155-4194

Feedlot Registration Update Form

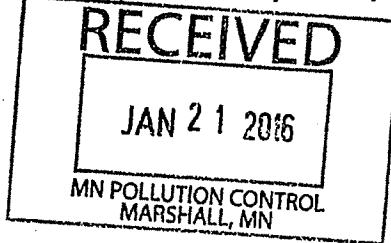
Minn. R. ch. 7020 requires most owners of livestock operations to provide information requested in this form to the Minnesota Pollution Control Agency (MPCA). This information must be updated in accordance with a four-year cycle. The deadline to register for the current four-year cycle is January 1, 2018.

Status of Operation

Do you currently maintain animals at the site? Yes No

If you answered no, please list the year that you last had animals: _____

Glen Knott Farm
29354 250th
Wabasso, MN 56293



Please review the information shown under items 1-6 below. If the information is correct, check the 'No changes noted' in the box to the right. Otherwise, cross out the incorrect information, make corrections on the form, and check the 'Changes noted' box to the right.

No Changes Noted
 Changes Noted

1. Feedlot name / location address:

Glen Knott Farm
29354 250th
Wabasso, MN 56293

2. Feedlot owner(s):

Glen Knott
24126 Laser Ave
Redwood Falls, MN 56283

3. Feedlot ID numbers:

MPCA Registration #: 127-63529
Permit Number:

4. Geographic information:

Feedlot County: Redwood
Township Name: New Avon
Township Number: 111N
Range Number: 36W
Section Number: 20
Quarter: NW
Quarter Quarter:

5. Registration data:

Registration Date: 09/17/2013
Registration Source: Registration Form

6. Operations information: (components that are part of your livestock operation)

- A. Open lots (dirt, concrete, other) that are designed as animal holding areas.
- B. Buildings that are designed for animal confinement or as animal holding areas.
- C. Animals on pasture for part of the year.
- D. Facility contains a liquid manure storage structure.
- E. Facility contains a manure stockpile (solid manure storage area).
- F. Surface waters within 1,000 feet of the facility.
- G. Type(s) of surface water within 1,000 feet of the facility:
 Lake (or Pond greater than 25 acres) River/Stream
 Wetland Drainage ditch Tile intake?
- H. River, stream, and/or drainage ditch within 300 feet of the facility.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Please fill out the front and back of this form.)

Number of Animals at the Site

Instructions: Enter in Column E the maximum number of animals that you have maintained (standing herd or flock size) at the facility at any given time in the past five years.

Note: Animal numbers in Columns C and D are provided for your reference. The MPCA and County keep all past registrations on file. This historical data can be retrieved as necessary. Therefore, you only need to enter in Column E the maximum animal numbers you've had at any one time during the previous five years.

A	B	C	D	E
Animal type	Animal unit factor	Number of animals according to the most recent registration	Number of animal units according to the most recent registration (= B x C)	Maximum number of animals maintained at any one time in the past 5 years
Dairy - mature cow (milked or dry) over 1,000 lbs.	1.4			
Dairy - mature cow (milked or dry) under 1,000 lbs.	1.0			
Dairy - heifer	0.7			
Dairy - calf	0.2			
Beef - slaughter steer or stock cow	1.0	200	200.0	299
Beef - feeder cattle (stocker or backgrounding) or heifer	0.7			
Beef - cow and calf pair	1.2			
Beef - calf	0.2			
Veal - calf	0.2			
Swine - over 300 lbs.	0.4			
Swine - between 55 and 300 lbs.	0.3			
Swine - under 55 lbs. (and separated from sow)	0.05			
Horse	1.0			
Sheep or lamb	0.1			
Chickens, all sizes - liquid manure	0.033			
Chickens, broilers, 5 lbs. and over - dry manure	0.005			
Chickens, broilers, under 5 lbs. - dry manure	0.003			
Chickens, layers, 5 lbs. and over - dry manure	0.005			
Chickens, layers, under 5 lbs. - dry manure	0.003			
Turkeys - over 5 lbs.	0.018			
Turkeys - under 5 lbs.	0.005			
Ducks - dry manure	0.01			
Ducks - liquid manure	0.01			
Other animals (not listed above) - specify:				
Total Animal Units According to the Most Recent Registration:			200.0	



 Signature of person completing this form

_____ Date form completed

Person who completed this form (please check the appropriate box):

Feedlot Owner County Feedlot Officer Other (specify) _____



**Minnesota
Pollution
Control
Agency**

NOTICE OF CONSTRUCTION OR EXPANSION

**Of an animal feedlot or manure storage area
For feedlots under 300 animal units**

Animal Feedlot Rules Chapter 7020

Part 1. All Facilities: Notice to County, Town and City Authorities (Minn. R. 7020.2000, sub. 5)

An owner of an animal feedlot or manure storage area (facility) proposing to construct a new or expand an existing facility of any animal unit (AU) capacity less than 300 animal units as defined by Minnesota Rules and/or does not exceed the U.S. Environmental Protection Agency's (EPA) definition of a Concentrated Animal Feeding Operation (CAFO) shall complete Part 4 of this form and submit a copy to all local units of government that may have zoning authority over the project (e.g., if the project is located in a township, submit the form to the township and to the county).

Part 2. Notice to Minnesota Pollution Control Agency (MPCA) or Delegated County

An owner of a facility, who is proposing to construct a new or expand an existing facility to a capacity of fewer than 300 AUs as defined by Minnesota Rules and/or does not exceed the EPA's definition of a CAFO, shall complete Parts 3 and 4 of this form and submit a copy to the MPCA or delegated county feedlot officer. **Notification under this section is complete if the owner has submitted plans and specifications for a new or modified liquid manure storage area in accordance with Minn. R. 7020.2100, subpart 4.**

Part 3. Required Notice Information (Please Print)

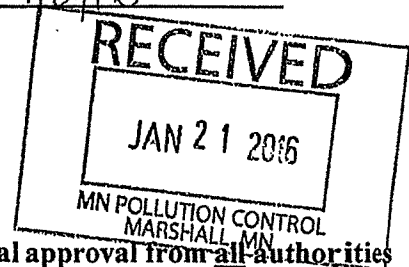
Name of owner(s): Glen Knott
 Name of facility: Glen Knott Farm
 Location: Redwood County New Avon Township 20 Section NW ¼ Sec. ¼ of ¼
 Type (species) of livestock: Beef Total Animal Units after construction: 299
 Type(s) of confinement buildings, lots, and animal holding areas: Open lots
2 - 40x80 Sheds PCB
 Type(s) of manure storage areas: Manure Rack, Doured concrete pit
 List the local authorities that have been notified in accordance with Part 1 of this form:
 County: Redwood Township: New Avon City: _____

Part 4. Owner's Certification

I hereby certify that I am an owner of the facility described in Part 4 of this form. I also certify that the information provided in this form is, to the best of my knowledge and belief, true, accurate, and complete.

Signature of owner: Glen Knott Date: 1/21/16

Return this notification form to: [Insert address of MPCA regional office]
[or delegated county feedlot office]



Construction or expansion may begin upon receiving written or verbal approval from all authorities listed in Parts 1 and 2 of this form. If the owner is not contacted by all authorities listed in Parts 1 and 2, construction may begin 30 days after completion of this notice.

MPCA LAND APPLICATION AGREEMENT
ADDITIONAL MANURE DISPOSAL AREA APPLICATION

The undersigned land owner agrees to allow manure from Glen Knott
livestock feedlot to be spread on 140 acres of his/her land. The land is located in
the NW 1/4 E 1/2 one quarter of Section 20, in
New Avon Township, of Redwood County. The
undersigned land owner is the holder of MPCA Permit or Certificate of Compliance
Number 127-63529. (If none is held, please indicate none).

If the land indicated above receives manure from livestock in addition to that from the
feedlot indicated above, please list the number and types of livestock below. (If none,
please indicate none):

299 Holsteins Steers

Enclose an Agricultural Stabilization and Conservation Service (ASCS) aerial photo of
all areas on which manure will be spread. Outline the areas used.

Bernadine Knott
* Arnold Knott
SIGNATURE OF LAND OWNER
Bernadine Knott
* Arnold Knott
Name of Land Owner (Please Print)

Glen Knott 507.829.3426
Arnold Knott 507.342.5741
Phone Number

29354 250TH ST
Address

WABASSO MN 56293
City, State, Zip Code

Return form to:

Redwood County Environmental Office
PO Box 130
Redwood Falls, MN 56283

OR

Minnesota Pollution Control Agency
Regulatory Compliance Section
Division of Water Quality
520 Lafayette Road North
St. Paul, MN 55155

Conditions for Permit No. 6-16 (Glen Knott – Arnold Knott site)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. All waste, refuse, and the like generated by or from the conditional use must 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 no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
4. 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.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
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 utilities, access roads, drainage, and other necessary facilities shall be provided and continue to be provided by the permit holder now and in the future.
9. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, and vibration, so that none of the foregoing will constitute a nuisance now or in the future.
10. The manner in which manure is stored and disposed of shall comply with all applicable local, state, and federal laws, rules, and regulations. If manure is applied to land, it shall be applied to land at agronomic rates. The permit holder shall retain a record of all locations where manure is applied to land. Such records shall be maintained for a period of no less than five (5) years, measured from the date the manure is applied to land. Such records shall be submitted to the Redwood County Environmental Office upon request.
11. The permit holder shall report any changes in spread agreements or spread areas to the Redwood County Environmental Office within thirty (30) days subsequent to any such change.

12. The County Board of Commissioners may at any time impose additional conditions as necessary and appropriate including but not limited to: the planting of trees and shrubs for use as a windbreak for the feedlot operation; the furnishing and placing in a dedicated account, to be administered by the County, an annual payment for reclamation purposes based upon the number of Animal Units involved; and restrictions on the days on which a manure storage structure may be disturbed or manure may be transferred, applied, incorporated, or injected.
13. The animal units present on the feedlot site may not be expanded beyond 499 without first obtaining a new conditional use permit and meeting all applicable setbacks required by Redwood County Ordinance.
14. Dead livestock shall be stored and rendered in such a manner as to not create a nuisance. Disposal of dead livestock by burial is strictly prohibited.
15. The permit holder shall install a warning sign at all entrances to the concrete pit. These signs shall warn the reader of the dangers of entering the pits.
16. 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.

Factors Regarding a Request for a Conditional Use Permit¹

Redwood County Ordinance Factors

The County Planning Commission shall recommend no conditional use unless said Commission shall find:

1. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
2. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
3. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
4. That adequate measures have been or will be taken to provide sufficient off street parking and loading space to serve the proposed use.
5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.²

¹ See M.S.A. § 394.301, Subd. 1 (stating, in relevant part, "...[c]onditional uses may be approved upon a showing by an applicant that standards and criteria stated in the ordinance will be satisfied. Such standards and criteria shall include both general requirements for all conditional uses and, insofar as practicable, requirements specific to each designated conditional use."). See also Schwardt v. County of Watonwan, 656 N.W.2d 383, 387 (Minn. 2003) (stating "[b]y statute, counties may approve conditional uses if the applicant satisfies the standards set out in the country ordinance.") (citing Minn.Stat. §394.301, Subd. 1); Corwine v. Crow Wing County, 244 N.W.2d 482, 486 (Minn. 1976).

² Requirement of Section 25, Subdivision 5 of Redwood County Ordinance.

Application for Conditional Use Permit #6-16
Glen Knott (Arnold Knott site)

Based upon the facts presented, the Redwood County Planning Commission hereby establishes the following findings and conclusions (check all factors that apply):

- The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the immediate vicinity.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
- Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- Adequate measures have been or will be taken to provide sufficient off street parking and loading space to serve the proposed use.
- Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

DATED: _____

Redwood County Planning Commission