



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
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Drainage Inspector • Agricultural Inspector*

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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: April 11, 2016

A meeting of the Redwood County Planning Commission convened on Monday, the 11th day of April, 2016, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Scheffler, Mark Madsen, John Rohlik, Jr., Kent Runkel, Dave Mattison and Commissioner Lon Walling. Also present were the following individuals: Redwood County Environmental Director Scott Wold, Redwood County Land Use & Zoning Supervisor Nick Brozek, Greg Boerboom, Keri Johnson, Ted Suss, Kirk Beermann, Molly Christopher, Stephen Suss, Garry Beermann, Glen Knott, Rodney Salfer, Kyle Christensen, Robert Christensen, Jim Salfer, Tyler Serbus, John Ryan, Pat Whittaker, and Tom Whittaker.

At approximately 1:00 p.m., Chair Scheffler called the meeting to order.

Chair Scheffler read aloud the rules of the meeting.

Chair Scheffler called to order a continued public hearing on Application for Animal Confinement Feedlot Conditional Use Permit #24-15 submitted by Boerboom Ag Resources.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the Boerboom permit application:

1. The Boerboom application was tabled at the December 28th, 2015, Planning Commission meeting and rescheduled for this meeting. The reason for tabling the application is that a final decision may not be made until the environmental review (EAW) process is complete. Boerboom estimated that the state would complete environmental review within this time. However, review is still ongoing and as of this writing there is no definite indication as to when it will be complete. Staff recommends that the application be tabled indefinitely, until the completion of environmental review. When environmental review is complete, a hearing date will be chosen and advertised in the paper and via U.S. Mail.
2. A selection of the December Planning Commission informational memorandum is copied below for your convenience:
 - a. Boerboom is proposing to construct and operate a sow farm in Section 21 of Underwood Township, on 305th Street about ¼ of a mile west of CSAH 8. The feedlot will house 3392 sows and 1190 gilts (State animal unit total = 1713.8; County animal unit total = 1832.8).
 - b. The feedlot facility will consist of one 162' by 492' breeding and gestation barn with 10' deep poured concrete manure pit, one 148' by 272' farrowing barn with pull plug pit, and one 66' by

111' gilt development barn with 8' deep poured concrete manure pit. The feedlot will also have a compost structure, office, loading area, and driving and parking areas.

- c. The feedlot will be set back 514' from the right of way line of 305th Street, 300' from County Ditch No. 80, and about 200' from the property lines.
- d. The three nearest dwellings to the proposed site are as follows: Michael & Lynne Marotzke, 12579 305th Street, Vesta, about 2600 feet north of the site; Daryl & Karen Leach, 29749 County Hwy 8, Vesta, about 2800 feet southeast of the site; and Robert & Suzanne Kirsch, 29859 Balsa Ave., Milroy, about 3500 feet southwest of the site.
- e. Additionally, the Underwood Township Hall is located 1500 feet northeast of the site, and a Redwood Electric Cooperative substation is located 2230 feet southeast of the site.
- f. Manure will be stockpiled in the deep pits and spread on area fields. Boerboom has agreements with a number of landowners in section 20, 21, 22, 26, 27, 28, 29, 30, 32, NS 34 of Underwood Twp., and Section 5 of Westline Twp. Boerboom estimates that 1366 acres is needed for manure. They have signed agreements for about 1600 acres. Manure will be applied once per year, via drag line.
- g. Odor management will include the planting of trees, use of pit additive, notification of neighbors prior to pumping, and avoidance of pumping on holidays.
- h. Traffic at the site is estimated to include 4 semi loads of feed per week, 2 semi loads of weaned piglets outbound each week, 1 semi load of outbound cull sows every three weeks, 1 semi load of inbound breeding stock per month, for an estimated total of 25-30 trucks per month. Additionally, 7 full time employees will enter and exit daily.
- i. Due to the large number of animals proposed on the site, Boerbooms must undergo a mandatory Environmental Assessment Worksheet (EAW) process. Additionally, they must obtain an NPDES permit from the MPCA and a water appropriations permit from the DNR. They plan to hook the site up to Rural Water.

Greg Boerboom was present to explain the project on behalf of Boerboom Ag Resources. Boerboom made the following statements to the Planning Commission:

- The State has not finished processing the EAW and it has not yet been posted for public comment. It's currently sitting on the third person's desk of the three that need to review it prior to publication.
- Has not yet been published for 30 day comment period. They are expecting it to be published this coming Monday.
- Mike Boerboom has been communicating with Nick Brozek regarding the process.
- Boerbooms aren't going to take any action or ask Redwood County to take any action until they are sure that the State is done with the Environmental Review process and the application is ready to move forward.

Brozek stated that in his conversations with Mike Boerboom, Mike thought that even if the EAW is posted for comment on Monday, there would not be enough time to go on the regular may meeting of the Planning Commission. Therefore, the plan is to schedule a special meeting in early June, after the State process is

complete. Due to the uncertain time frame, the Boerboom application should be tabled indefinitely. When it is rescheduled, notice will be republished in the newspaper and mailed to the neighboring landowners.

Brozek had previously contacted, by phone, Mike Marotzke and Bill Lightfoot (the interested parties from the previous Boerboom hearing) and informed them that in light of the ongoing EAW the Boerboom application would be tabled again at today's meeting.

On a motion by Walling, seconded by Mattison, the Planning Commission unanimously voted that the Boerboom animal confinement feedlot conditional use permit application be tabled indefinitely.

Chair Scheffler called to order a public hearing on Application for Animal Confinement Feedlot Conditional Use Permit #4-16 submitted by Garry Beermann.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the Beermann permit application:

1. Beermann is proposing to construct and operate a swine feedlot in Section 25 of Waterbury Township, on an existing building site located at 17340 Jade Avenue about $\frac{3}{4}$ of a mile southwest of the City of Wanda. The feedlot will consist of one 102' x 196' wean to finish barn with a capacity of 2400 head and one 102' x 96' nursery barn with a capacity of 2400 head. According to Redwood County Ordinance Section 17, Subd. 2, 2400 finishing swine (swine over 55 lbs in weight) are equal to 960 animal units and 2400 piglets (swine under 55 lbs in weight) are equal to 120 animal units, for a total of 1080 animal units. According to the State of Minnesota animal unit calculations, the animal unit total is 840. Beermann's son, Kirk Beermann, will participate in the operation of the feedlot.
2. The wean to finish barn will have an 8' deep poured concrete underfloor manure storage pit. The pit will consist of two compartments separated by a divider wall. The barn will have six pump outs – three on each side. The walls will be 8" thick with #4 horizontal rebar and #5 vertical rebar 12" on center. A 2" x 4" keyway and waterstop will be placed at the base of the walls. The walls will be supported on 10" x 24" footings with 2 #4 rebar. The floors will be 5" poured concrete with 2 lbs of fibermesh per cubic yard. The divider wall will be 12" thick with two layers of #4 vertical and horizontal rebar 12" on center. The divider wall will be supported on a 10" x 36" footing with two #4 rebar. There will be a 1" x 2" keyway at the base of the divider wall. The slats will be supported on 12" x 12" poured 4000 psi concrete columns with 4 #4 vertical rebar and 2 #3 rebar ties per column. The columns will sit on 36" x 36" by 10" deep concrete footings with 4 #4 rebar each way. A 4" perimeter tile will prevent hydrostatic pressure on the pit walls and will include a 12" inspection riser.
3. The nursery barn will also have an 8' deep poured concrete underfloor manure storage pit. The pit will have two compartments separated by a concrete divider wall. There will be four pump outs – two on each side. The walls will be 8" thick with #4 vertical and horizontal rebar 12" on center. A 1" x 2" keyway and waterstop will be placed at the base of the walls. The walls will be supported on 8" x 16" concrete footings with 2 #4 rebar. The side walls will be reinforced with 8" abutment walls on 16" x 8" footings with #4 rebar. The floors will be 5" poured concrete with 2 lbs of fibermesh per cubic yard. The divider wall will be 12" thick poured 4000 psi concrete with two layers of #4 vertical and horizontal rebar 12" on center. The divider wall will be supported on a 12" x 48" concrete footing with 4 #4 rebar. There will be a 1" x 2" keyway at the base of the divider wall. The slats will be supported by 12" x 12" poured concrete columns with four #4 horizontal rebar and three #3 ties per column. The columns will

be supported on 36" x 36" x 8" deep concrete footings with four #4 rebar each way. A 4" perimeter tile will be installed with a 12" inspection riser.

4. An additional road access and driveway are planned, south of the existing road access, so that trucks can go in one access and out the other.
5. The feedlot will be set back 250' from the right of way line of Jade Avenue, 2200' from Judicial Ditch No. 36, Lateral C, 150+ feet from the well, and about 850' from the nearest property line. It will be set back over one mile from the nearest residential dwelling located within the City of Wanda.
6. Two private tile intakes are located about 200 feet from the proposed feedlot, one south of the nursery barn and another west of the finishing barn.
7. The manure from the site will be handled by a commercial manure applicator, Dan Loose. It will be pumped and spread once a year in the fall, after beans are harvested.
8. State rules require that the manure be injected or incorporated within 24 hours within 300' of the intakes and that no manure be applied at all within 25' of any tile intakes. The Redwood County Ordinance is less restrictive than the state rule, and thus the state rule will control. The same setbacks apply to the open ditch.
9. The three nearest dwellings to the proposed site, other than that of the applicant, are as follows: Thomas & Patti Whittaker, 17682 Jade Avenue, Wanda, about 2000 feet north of the site; Mark & Barbara Altermatt, 16698 Jade Avenue, Lamberton, about 3000 feet south of the site; and Chad & Karen Beranek, 17733 Impala Avenue, Lamberton, about 4700 feet northwest of the site.
10. Additionally, Mr. Beermann's residence is located approximately 4000 feet southwest of the proposed site and an abandoned building site/grove owned by Jason Baerwald is located 1300 feet east of the proposed site.
11. Two dwellings are located on the feedlot site itself. Both are owned by Mr. Beermann and are occupied by residential renters.
12. Manure will be stored in the deep pits and spread on area fields. Beermann and his family own 480 acres in Sections 25 and 26 of Waterbury Township, on which the manure will be applied. The manure pits will have 12 months-worth of storage capacity.
13. An additional 24' x 60' structure will be built for composting dead swine. A copy of the Redwood County swine composting protocol is attached.
14. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Kirk Beermann was present to explain the project on behalf of Garry Beermann (who was also present in the audience). Beermann made the following statements to the Planning Commission:

- The feedlot will house 2400 head of finishing hogs in one barn and 2400 head of nursery hogs in a second barn.
- The feedlot will be located in Section 25 of Waterbury Township.

- Beermann will be feeding hogs for Ryan Farms.
- Both barns will have 8' deep poured concrete underfloor manure storage pits.
- The barns, and pits, measure 102' x 196' (finisher) and 102' x 96' (nursery) with slatted floors.
- A third structure will be constructed on the feedlot site, for composting dead hogs.

Scheffler noted the Planning Commission had received engineers plans for the pits from ISG.

Runkel asked if the manure will be injected when applied to land. Beermann answered yes, it will be hauled and applied by a licensed manure applicator (Dan Loose).

Runkel asked how much storage capacity there will be. Beermann answered there will be one year's worth of storage.

Madsen clarified that each barn will have 2400 head and both will have 8' deep pits. Beermann affirmed that this is correct.

Madsen asked about tile intakes. Brozek stated that there are intakes identified on the site plan, but that these are private tile and the county does not require a setback from private tile. Brozek also noted that the design and site plan had passed state review and so complied with all state setbacks.

Brozek asked about a well pit he had noticed near the proposed feedlot site. Beermann stated that this well had been sealed by Steffl Well.

Chair Scheffler asked if anyone was present to support the project.

Pat Whittaker stated that she was neutral, not in favor of nor opposed to the project, but had some questions and concerns:

- Will the barns be built on the existing building site, or can they be moved further south?
- Will water use at the site be an issue for the Whitakers' well?
- Will the compost area be secured from wild animals? Will it smell?
- How often will manure be applied to land?
- Will the nursery smell worse than a regular finisher?
- Will pit additives be used to manage the manure?
- Will Beermanns ever expand the feedlot in the future?
- Will a screen of trees be maintained?

Kirk and Garry Beermann, assisted by John Ryan, responded to Whittaker as follows:

- The feedlot will be constructed on the existing building site, in the area of the old cattle feedlot on the site. It will not be moved further south. Kirk will live on the site.
- The compost structure will be gated to prevent access by animals. Will have minimal smell.
- Manure will be applied once per year on half of the available acres (each half will receive the manure on alternating years.
- Will use anti-foaming additive in the pits
- Do not plan to expand the feedlot on this location. Expansion would be long ways down the road.
- Manure will be applied and incorporated immediately
- The existing grove will be maintained to screen the feedlot site on the north side.

Whittaker requested that three conditions be placed on the Beermann permit:

- That trucks hauling to and from the site use 170th Street and not past the Whittaker residence.

- That the tree line be maintained between the barns and the Whittaker site.
- That the Whitakers be notified prior to pumping the manure.

Walling stated that the County shouldn't remove all possibility of using 180th, in case of emergency. But 170th could be listed as the primary route. Whittaker said she was fine with that. Beermann stated that 170th is a much better maintained road than 180th anyway.

Brozek asked Beermann whether he would need to haul manure north on Jade Avenue, past the Whittaker residence. Beermann said he would because one of the fields slated to receive manure is that way. Whittaker said she is fine with manure being hauled annually, but doesn't want day-to-day hauling going past her place.

Chair Scheffler asked if anyone was opposed to the project. No one came forward.

Chair Scheffler then summarized the proposed conditions requested by Whittaker and discussed by the Commission:

- 170th Street used as primary hauling route from the County Highway.
- Beermann maintain existing shelter belt between the feedlot site and the Whittaker's building site.
- Beermann to notify Whittaker prior to hauling manure.

Whittaker stated that she is also concerned about the water use. The Planning Commission discussed that the water use will be subject to a permit from the DNR if it is more than 1 million gallons per year. Brozek pointed out that the conditions proposed by staff require Beermann to obtain all necessary permits from other agencies.

Chair Scheffler closed the public meeting at 1:29 p.m. The Commissioners discussed the evidence that had been presented. Runkel suggested that proposed condition #10 be amended to include a requirement that manure be injected or incorporated within 24 hours.

Walling made a motion to recommend approval of Animal Confinement Feedlot Conditional Use Permit application #4-16, subject to the conditions proposed by staff, with Runkel's amendment, and also including the three conditions requested by Whittaker, as summarized by Chair Scheffler. Rohlik seconded the motion and it passed unanimously.

Chair Scheffler called to order a public hearing on Application for Animal Confinement Feedlot Conditional Use Permit #5-16 submitted by Kyle Christensen.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the Christensen permit application:

1. Christensen is proposing to construct and operate a wean to finish swine confinement barn in Section 14 of Granite Rock Township, on Fairview Avenue about one mile northeast of the City of Lucan. The feedlot will consist of one 102' x 200' confinement barn with 8' deep poured concrete underfloor manure storage pit. The barn will have capacity to hold up to 2480 head of swine. The County animal unit total will be 992. The state animal unit total will be 744.
2. The site will include a 10' x 10' structure for the holding of dead swine for pick up by the rendering truck. Christensen may switch to composting dead hogs in the future. The barn will include a small office.

3. The tank will consist of two compartments separated by a poured concrete divider wall. There will be eight pump-outs – four on each side. A 4” perimeter tile will be installed to alleviate hydrostatic pressure on the outside walls.
4. The walls will be 8” thick poured 4000 psi concrete with #4 horizontal rebar and #5 vertical rebar, 12” on center. A 2” x 4” keyway and waterstop will be installed at the base of the walls. The walls will be supported on a 10” x 24” concrete footing with two #4 rebar
5. The floor will be 5” thick poured 4000 psi concrete with fibermesh.
6. The divider wall will be 12” thick with 2 layers of #4 rebar 12” on center both vertical and horizontal. A 1” x 2” keyway will be installed at the base of the divider wall. The divider wall will be supported on a 10” x 36” concrete footing with two #4 rebar.
7. The slats will be supported on 12” by 12” poured 4000 psi concrete columns. Each column will contain four #4 vertical rebar with two # rebar ties and will be supported on a 36” x 36” by 10” deep concrete footing with four #4 rebar.
8. The feedlot will be set back approximately 200’ from the right of way line of Fairview Avenue, 300’ from the nearest county tile line (County Ditch 37 Branches 7, 12, and 14), about one mile from Judicial Ditch No. 36, Lateral H, and about 400’ from the nearest property line.
9. The site is currently conditionally permitted as a gravel pit operated by Brey Tiling. After site work for construction of the barn begins, the excavation area will be moved south to an additional area permitted under the gravel pit permit. Brey will do the dirt work to prepare the site for construction.
10. The three nearest dwellings to the proposed site are as follows: Ronald & Kelly Schunk, 25314 Fairview Avenue, Lucan, about 1550 feet southwest of the site; Stephen Suss & Molly Christopher, 20273 260th Street, Lucan, about 2380 feet northeast of the site; and Joseph & Lorna Plaetz, 20177 250th Street, Lucan, about 2390 feet south of the site. Additionally, an abandoned dwelling site owned by Richard Brey is located about 2760’ northwest of the proposed feedlot site.
11. The manure pit will have a storage capacity of 955,000 gallons, or about 13 months of storage capacity. Mr. Christensen has 285 acres that he owns and 390 leased acres available for spreading the manure. These fields are located in Granite Rock Township Sections 14, 15, 22, 25, and 26. Manure will be pumped and spread once per year in the fall.
12. Traffic on the site will include feed trucks and the rendering truck each week. Also, pigs will be shipped in and out twice per year (7 or 8 truckloads each time). Kyle Christensen will operate the site without employees.
13. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Kyle Christensen was present to explain the project. Christensen made the following statements to the Planning Commission:

- The feedlot will house 2480 head of wean to finish swine in a confinement barn.
- The feedlot will be located in Section 14 of Granite Rock Township.

- Dead animals will be picked up by the rendering truck, but may switch to on-site composting in the future.
- Poured concrete under floor manure storage pit will have the capacity to hold 13 months worth of manure. Will pump once per year in the fall.
- The proposed barn site is currently used as a sand/fill extraction pit.
- Will plant 75 to 80 trees on the north and west sides of the feedlot for a wind break.

Brozek stated that he spoke with the designing engineer regarding building in the gravel pit. The engineer said that they will dig down to undisturbed soil to pour the pit floor on.

Madsen asked if the soil borings were good. Christensen said yes. Madsen noted the estimated water use is listed at just under 1 million gallons per year in the application materials.

Chair Scheffler asked if anyone was present to support the project. No one came forward.

Chair Scheffler asked if anyone was opposed to the project. The following members of the public made statements:

Stephen Suss had questions and concerns as follows:

- Lives 3/8 of a mile NNE of the site. Is concerned the prevailing summer winds from the south will bring feedlot odor to his house from March to December. They are within 5% of the direct prevailing wind direction.
- The permit feels “nearly inevitable”.
- Looked up property value studies from University of Iowa (2008).
 - o Show downwind properties within 2 miles drop in value if there is an odor problem. Up to 17% value loss at a half mile away.
 - o The most recent study concerned both open lagoon and pitted barns
- Ordinances state that neighboring property values and use should not be negatively affected. His residence was there first.
- No landscaping specific in the plan.
- The barn location is 24 feet higher than Suss’s house, based on county maps. Doesn’t want to have to look at it way up on the hill. Would like to see a berm and tree line on the north and south sides of the facility.
- Would like to see chemical treatment in the pit.
- Concerned about water use and effect on Suss’ well. Suss has a shallow well. The water table is only 15 feet down at high water times. Concerned that water level will go down and that his well will dry up.
- Would like to see spruce or pine used in tree line.

Wayne Johnson

- Lives NW of the barn.
- Only one issue – he raises gilts and is paid a \$2 premium per head. The farmer he grows for will not pay the premium if Christensen’s barn is built
- Thinks Christensen should build their barn on another of their properties, further away.

Scheffler asked why he would lose the money if this barn is built. Johnson said it’s for biosecurity. The farmer Johnson raises pigs for pays the \$2 premium because there are no barns close to Johnson’s place that could contaminate his pigs.

Walling asked how many head Johnson is talking about. Johnson said he has 1200 head, which will be a \$2400 per year cut in revenue.

Ted Suss:

- Lives one mile NNW of the site.
- Father of Stephen – more concerned about Stephen’s property than his own.
- Ted’s residence is one half mile north of Johnson’s barn, which is half the size of the proposed barn. He smells Johnson’s barn regularly.
- Asks for a berm to be built on north and east side as close to the sidewall height as possible. There is nothing to stop the wind to the north between barn and Stephen’s house, and trees will take years to grow.
- Wants to see detailed landscaping plan for the berm and trees. Included sizes, location, tree species, size of trees. Also a permit condition to maintain the landscaping.
- Feed trucks are very large. Will need to haul over 1.5 miles of gravel township road to this site. Who is responsible for any increased maintenance.
- Rides horse and motorcycle. If he goes north of his property the stench is so bad from three existing barns to the west, that he has to turn around and go the other way. What if Christensen’s barn smells so bad that neighbors cannot go outside on their property?
- Not opposed to the project, but would like to see landscaping, road maintenance, and odor control incorporated into the permit.

Scheffler – is it a big financial burden to create a berm? Sees the biggest issues as smell and visual aesthetic. Doesn’t want to see any hindrance to the neighbors. Would like to see a berm and tree plan. May not be enough dirt for a 9’ berm.

Walling expressed concern about how to address loss of Johnson’s livelihood. A berm won’t fix that.

Rohlik asked about the U of M odor model.

Brozek presented the U of M odor offset model as applied to the Schunk (1550 feet away with a 96% annoyance free rating), Suss (2380 feet with a 97% annoyance free rating), Plaetz 2380 with a 97% annoyance free rating), and Johnson (3000+ feet away with a 98% annoyance free rating) residences. Brozek explained that the model rates the odor impact on the surrounding properties. The percentage is the amount of time that you experience no annoying odors. Each percentage point = 7 hours. The model assumes that the receiving site of the odor is in the direction of the prevailing wind. During the times when you are not in the prevailing wind then the concentration of annoying odor will be much less.

Kyle Christensen stated that a berm concerns him because it could direct surface water back to the barn. It would take an extra 15 feet of dirt to move to make a berm. Brozek stated that an outlet or overflow could be built into the berm.

Kari Johnson:

- Asked Kyle why he is not building the barn on his home site. Kyle responded that his home site is too close to town and neighboring residences. It wouldn’t meet the required minimum setbacks.
- Concerned about the effect on Johnson’s income.

The Planning Commission discussed the Johnson’s situation, including whether more information could be gathered from the supplier of Johnson’s pigs, and how to resolve the issue of the effect of Christensen’s project

on Johnson. Runkel would like to know more about what exactly Johnson needs for a setback to keep his premium. Walling noted that the setback might vary by supplier. It was noted that Johnson would still be able to raise hogs on his site, but not for the \$2 per head premium. Also, Walling noted that it may take time for Johnson to work out a deal with a different farmer for hogs.

Madsen is concerned that requiring building a berm is an onerous requirement. Brozek stated that in this case a berm is maybe more practical since there is a big earth moving project involved already.

The Commissioners discussed tabling the matter to gather more information. Brozek stated the next regular meeting is scheduled for May 23rd. They also discussed the possibility of scheduling a special meeting of the Commission.

The meeting was recessed for 10 minutes to allow Johnson to call his hog supplier and obtain additional information.

When the meeting resumed, Johnson stated that the supplier normally requires two miles of separation between the sites where his gilts are housed and neighboring feedlots. The Johnsons are only one mile from the nearest existing feedlot, but the supplier had been willing to overlook that. He is not willing to overlook Christensen's barn, however. Johnson stated that the supplier is not willing to come in to testify or send a letter to the Commissioners. Johnson further stated that he will not continue to oppose Christensen's project.

The Planning Commission discussed Christensen's landscaping plan. Christensen proposed establishing a tree line on the north, south and east sides in accordance with CRP rules. Will use willow and evergreen trees.

Chair Scheffler asked Christensen if he had read the proposed conditions and asked if he had any problems with them. Christensen said he was fine with the conditions.

Chair Scheffler closed the public meeting at 2:45 p.m. The Commissioners discussed the evidence that had been presented.

Runkel made a motion to recommend approval of Animal Confinement Feedlot Conditional Use Permit application #5-16, subject to the conditions proposed by staff, plus two additional conditions as follows: 1) manure applied to land shall be injected or incorporated within 24 hours; and 2) applicant will submit a detailed landscaping plan prior to approval by the County Board of Commissioners. Madsen seconded the motion and it passed unanimously.

Chair Scheffler called to order a public hearing on Application for Animal Confinement Feedlot Conditional Use Permit #6-16 submitted by Glen Knott.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the Knott permit application:

1. Mr. Knott is proposing to expand an existing feedlot by constructing a 65' by 100' concrete lot with concrete walls. The expanded feedlot will house 299 animal units in the new concrete lot, existing open lots, and existing cattle sheds and hog barn 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.

2. Mr. Knott currently operates a feedlot on the site, consisting of 200 cattle in open lots and barns. The feedlot is located on land owned by Mr. Knott's father, Arnold Knott. The feedlot currently utilizes a 40' x 76' cattle shed, a 40' x 56' cattle shed, a 100' x 150' open lot, a 90' x 25' open lot, and a 100' open lot, the north 60' of which is 20' wide and the south 40' is 40' wide. Additionally, liquid manure is collected on the open lots and pumped into and stored in a 40' x 80' deep pitted hog barn. No animals are currently kept in the hog barn. Mr. Knott is proposing to increase the number of head to 299 finishing cattle. Additionally, he wants to have the option of keeping calves or hogs in the hog barn in the future.
3. The existing feedlot is set back 795' from the right of way line of 250th Street. The proposed new concrete lot will be set back 965' from the right of way line. Additionally, the feedlot will be set back 780' from the nearest county tile (a 7" branch of County Ditch 34 located north of the site) and 1200' from Judicial Ditch No. 36 R & B. The feedlot will be 175' from the closest property line.
4. The three nearest dwellings to the proposed site are as follows: John Schueller, 29157 250th Street, Wabasso, about 1180 feet northwest of the site; James & Debra Knott, 28905 250th Street, Wabasso, about 2900 feet northwest of the site; and Clay Arends, 28895 State Hwy 68, Wabasso, about 3370 feet southwest of the site.
5. Schueller's dwelling is located within the required quarter mile setback area from the feedlot to a dwelling. Redwood County Ordinance Section 17, Subdivision 4.2.C. states that "*any expansion creating a feedlot greater than 100 animal units must meet all new feedlot setback requirements.*" Mr. Knott's proposal creates a feedlot greater than 100 animal units and is therefore required to meet the setbacks. Pursuant thereto, Mr. Knott applied for and was granted a variance to the ¼ mile setback on March 9th, 2016.
6. Mr. Knott's variance was written to allow him to increase the animal units on the feedlot up to the next MPCA permitting threshold (499 animal units) without needing to apply for an additional variance. Consequently, the animal unit number proposed in the variance is 399 animal units. The Ordinance requires that a feedlot be brought into conformity with the setbacks in the event that the animal units are increased by 100. The Conditional use permit will accomplish the same thing, since the Ordinance allows an increase of 200 animal units before you must apply for a new CUP (299 + 200 = 499).
7. The following conditions were attached to the variance:
 1. The existing 40' x 80' hog barn may be used to house calves or hogs in the future, subject to the 499 animal unit maximum for the site.
 2. Expansion of the feedlot up to 499 animal units will not require a new variance. Other triggers in the Zoning Ordinance that require the feedlot to conform to the setbacks will remain in effect. Expansion over 499 animal units will require a new variance.
 3. Any proposed construction expansion of the feedlot must be approved by the MPCA.
8. Mr. Knott intends to construct the concrete lot and walls himself. The pad will be reinforced with ½ inch rebar placed 3 foot x 3 foot on center. The walls will be 5 or 6 feet tall, poured concrete, 8 inches thick. The walls will be reinforced with 1-inch sucker rods set vertically every ten feet. The sucker rods will be set 5 feet deep in the ground in 18" holes, which will serve as a concrete footing. ½ inch rod will be welded horizontally to the vertical sucker rods.

9. Manure storage will consist of manure pack and liquid manure storage, which will be pumped out of the open lots and stored in an existing concrete pit located beneath the existing 40' x 80' hog barn. The manure will be applied to surrounding agricultural fields owned by the Knott family.
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Glen Knott was present to explain the project. Christensen made the following statements to the Planning Commission:

- His feedlot is located in Section 20, New Avon Township.
- He plans to construct a new concrete open lot addition to the existing barns and open lot. He originally wanted the new lot to be 65' x 100' but would like to make it 70' x 100' instead.
- The open lot addition will allow him to increase the number of head of cattle on site from 200 to 299.
- The concrete side walls of the new lot will catch any surface water runoff, which Glen will pump into an existing manure pit under an unused hog barn.
- The concrete floor and walls will be reinforced with rebar.
- A 5' poured concrete wall will be built on the south and west sides of the lot.
- The wall will be a total of 200' long, including part built in the east end of the existing hay shed.

Madsen asked Knott what happens if Knott is unable to pump out the lot into the pit.

Knott explained that the new lot will provide much more holding capacity than the current arrangement, so it won't be so critical that he get down there to pump it right away. If it doesn't get pumped, it will eventually overflow into Knott's field, just as it would do now. After the project, all runoff from the feedlot will run into the new area and be pumped into the pit. Now, some of the runoff misses the containment area and has to be dealt with separately.

Brozek stated that he had communicated with the MPCA Marshall Office about Knott's project and they approved, seeing it as an improvement over the current situation.

Chair Scheffler asked if anyone was present in support of the project. No one came forward.

Chair Scheffler then asked if anyone was opposed to the project. No one came forward.

Chair Scheffler closed the public meeting at 3:00 p.m. The Commissioners discussed the evidence that had been presented.

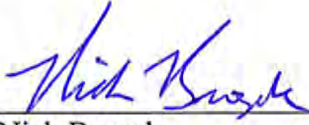
Madsen made a motion to recommend approval of Animal Confinement Feedlot Conditional Use Permit application #6-16, subject to the conditions proposed by staff. Mattison seconded the motion and it passed unanimously.

The Commissioners reviewed and discussed the minutes from the February 29th, 2016 Planning Commission meeting. On a motion made by Madsen and seconded by Mattison, the February 29th, 2016, Planning Commission meeting minutes were unanimously approved.

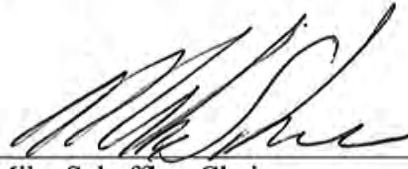
Brozek updated the Planning Commission on the Boerboom Feedlot application, Kasota Stone Fabricators, and potential pending applications.

The Commissioners discussed the fact that Redwood County and the State of Minnesota use different animal unit numbers for swine.

On a motion by Mattison, seconded by Rohlik, and passed unanimously, the meeting was adjourned at 3:30 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Mike Scheffler, Chair
Redwood County Planning Commission

