



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, February 27th, 2017 – 1:00 p.m.

1. Call to Order
2. Public Hearing on the *Application for Animal Confinement Feedlot Conditional Use Permit #3-17* filed by Alan Madsen
3. Public Hearing to discuss enacting an ordinance pursuant to Minnesota Statutes §103F.48 for the enforcement of riparian vegetated buffers.
4. Other Business:
 - a. Review and approve the minutes from the January 30th Planning Commission meeting
 - b. Any other business




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

TO: Redwood County Planning Commission

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

DATE: February 14th, 2017

RE: Planning Commission Hearing on February 27th, 2017

A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 27th day of February, 2017, 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 two (2) public hearings. A brief summary of the subject matter of the agenda items are set forth below.

1. Public hearing on an *Application for Animal Confinement Feedlot Conditional Use Permit* submitted by Alan Madsen.

Madsen is proposing to expand his existing swine feedlot. Currently, the feedlot consists of one 102' 4" x 192' deep-pitted 2400-head wean to finish barn, which was constructed in 2012 under Conditional Use Permit #1-12. Madsen intends to construct an additional 102' x 192' deep-pitted barn to house 4500 head of swine between 13 lbs and 55 lbs in weight. This will add 225 animal units to the site. The barn could be used to house wean to finish pigs, just like the existing barn, but such use would require Madsen to apply for and obtain a new Conditional Use Permit due to the increase in animal units. For the foreseeable future, the barn will be used as a nursery barn.

Redwood County Feedlot Ordinance requires that a new Conditional Use Permit be obtained for a feedlot expansion adding 200 animal units above the currently permitted number (see Section 17, Subd. 3.C of the Ordinance). Additionally, the Feedlot Ordinance requires a new Conditional Use Permit whenever an existing feedlot proposes construction of a new manure storage structure (see Section 17, Subd. 3.F).

The feedlot is located in Section 4 of Brookville Township, on Ranch Avenue about three miles south of the City of Morgan. The proposed new barn site is on land currently owned by the Janet K Kragh Revocable Trust, which owns the tillable land around Madsen's dwelling/feedlot site. Madsen has verbal consent from the Trustee to purchase property for the new barn and is working on preparing a signed purchase agreement.

An existing on-site well will be used as a water source. Annual water usage is estimated to be 2,047,500 gallons after the expansion. Use in excess of 1,000,000 gallons per year necessitates a DNR water appropriations permit.

Construction of the barn is anticipated to begin in the spring of 2017 and be completed by August 2017.

The facility is located with 1000 feet of an open tile intake.

The new barn will be oriented on a north to south axis, whereas the existing barn is oriented east to west. Two soil test pits were excavated on the barn site, one on the southeast corner of the barn and the other on the northwest corner. The northwest soil test pit shows clay loam subsoil with mottling (seasonal high water table) at 25 inches above the proposed pit floor level. Standing water was found at the time of excavation at 11 inches above the proposed pit floor level. The southeast soil test pit shows a clay loam subsoil with mottling at 36 inches above the proposed pit floor level and standing water at time of excavation at 12 inches above the proposed pit floor level. Slat elevation is proposed to be 24 inches above the existing grade.

Perforated heavy-duty polyethylene 4" drain tile will be installed around the perimeter of the footing of the pit wall. The tile will be covered with washed aggregate up to the top of the footing. The tile will outlet to existing farm drain tile.

The pit will consist of two compartments separated by a poured concrete divider wall. There will be eight pump-outs – four on each long side.

The side walls will be 8" thick poured 4000 psi concrete with #4 horizontal and vertical rebar, 12" on center. A 1" x 2" keyway and waterstop will be installed at the base of the walls. The walls will be supported on a 8" x 16" concrete footing with two #4 rebar

The floor will be 5" thick poured 4000 psi concrete with 2 lbs of fibermesh per cubic yard.

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.

The slats will be supported on 12" by 12" poured 4000 psi concrete columns. Each column will contain four #4 vertical rebar with three #3 rebar ties and will be supported on a 36" x 36" by 8" deep concrete footing with four #4 rebar each way in a 30" x 30" grid.

The feedlot will be set back over 200 feet from the right of way line of Ranch Avenue and about 1300 feet from Judicial Ditch 30, R & B. Additionally, the barn will be set back approximately 400 feet from the nearest county tile line, a 6" main (Branch 1 of Branch W, JD 30, R & B) runs north/south in the road ditch on the east side of Ranch Avenue, commencing about 400 feet southwest of the proposed barn location. It runs south for about 700 feet where it intersects with Branch W on the northwest corner of a farm building site owned by Nancy Blick et'al, where it crosses underneath Ranch Avenue and continues to the southwest for a distance of about 2000 feet, where it outlets into the JD 30, R & B open ditch.

The four nearest dwellings to the proposed site, other than that of the applicant (300 feet northeast of the barn), are as follows: Nancy Blick, 21159 Ranch Avenue, about 1470 feet south of the site; a dwelling owned by Evergreen Acres Dairy LLC and occupied by its feedlot employees, 41762 215th Street, about 1770 feet west of the site; Mark Gilland, 20902 Ranch Avenue, about 2820 feet southwest of the site; and Richard Wenisch, 21192 CSAH 2, about 2830 feet southeast of the site. All other building sites in the surrounding area are well over ½ of a mile from the proposed barn.

Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:

1. Nancy Blick – 93% annoyance free
2. Evergreen Acres – 94% annoyance free
3. Mark Gilland – 97% annoyance free
4. Richard Wenisch – 97% annoyance free

5. At a one-mile radius – 98% annoyance free

Mr. Madsen has 1440.5 acres under agreement available for spreading the manure. These fields are located in Three Lakes Township Sections 21 and 26, Morgan Township Sections 30 and 33, and Brookville Township Sections 4, 5, 6, 9, and 16.

Dead animals will be stored to be picked up and rendered. Madsen will construct an 8' x 8' concrete "box" structure, with a gate, for temporary dead storage.

The pit will hold one year's worth of manure (1,000,000 gallons). Manure will be pumped and applied in the fall after crops are harvested.

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

2. Public hearing to discuss enacting an ordinance pursuant to Minnesota Statutes §103F.48 for the enforcement of riparian vegetated buffers.

The state buffer law requires Redwood County to determine whether or not it will adopt local control of the law, by no later than March 31st, 2017.

See attached memorandum with subject heading Buffer Law Assumption of Jurisdiction and draft buffer law enforcement ordinance.

