



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: May 22, 2017

A meeting of the Redwood County Planning Commission convened on Monday, the 22nd day of May, 2017, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: John Rohlik, Jr., Mike Scheffler, Dave Mattison, Mark Madsen, Mike Kaufenberg, and Commissioner Lon Walling. Also present were the following individuals: Brady Hagert, Bill Crawford, Steven Flaig, Jamie Jenniges, Doug Jensen, Lori Jensen Hagert, Ryan Benedict, Mark Coulter, Thomas Morley, Jim Sorenson, Darold Coulter, Bruce Flesner, Greg Boerboom, Environmental Director Scott Wold, Land Use & Zoning Supervisor Nick Brozek, and Administrative Assistant Lali Ortega.

At approximately 1:00 p.m., Planning Commission Chair John Rohlik called the meeting to order. Chair Rohlik directed Brozek to read aloud the rules of the meeting.

At 1:03 p.m. Chair Rohlik called to order a public hearing on a Conditional Use Permit submitted by Jamie Jenniges.

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

1. An *Application for Conditional Use Permit* has been filed by Jamie Jenniges for the operation of a business engaged in auto body repair and painting on the following described property, situated in the County of Redwood, State of Minnesota, to wit: A tract beginning 940.09' west of the Northeast Corner of the Southeast Quarter (NE COR SE1/4), thence west 642.89', south 584', east 673.94' and north 600' to the point of beginning, containing 8.94 acres in the Southeast Quarter (SE1/4) of Section 8, Township 110 North, Range 39 West, Gales Township. The business is located in the "A" Agricultural District and is also the location of Mr. Jenniges' dwelling.
2. Section 7, Subd. 3, Paragraph 9 states that it is a conditional use in the agricultural district to operate any "agricultural related business related to farm tractor, truck, or automobile repair." Consequently, Mr. Jenniges was asked to apply for a Conditional Use Permit.
3. The business is located in a 48' x 48' farm shop building. There is a concrete parking pad on the east side of the building, along with a graveled parking and loading area.
4. The business is open from 8am to 5pm Monday through Friday. It is Jenniges' full-time job, and he has no employees.

5. The business includes an enclosed and vented painting booth with intake and exhaust filters. Jenniges also has a solid recycler that cooks impurities out of used paint and thinner so that it can be reused. Jenniges is looking into the proper disposal of the removed solids from the recycler. A dumpster is kept on site to dispose of regular business waste. Jenniges does not yet have a contract with a waste hauler for emptying and disposing of the trash from the dumpster.
6. The business is partially screened from the public roadway by the grove and yard trees, as well as by Mr. Jenniges' dwelling. Rows of trees and bushes also screen the business from the surrounding farm fields.
7. Jenniges intends to add an office and bathroom onto the business building, probably next year. The business building and office (including bathroom if held open to the public) will need to be handicapped accessible and inspected by a licensed building inspector.
8. The property at issue is located on the south side of and abuts 205th Street, about a mile southwest of the built up area of the City of Seaforth, and about ¼ of a mile west of County Hwy 8. 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 205th Street has a right of way of 33 feet. Therefore, a building cannot be located within 100 feet of 205th Street, measured from the center of the road. The building in which the business is located is 290 feet from 205th Street, measured from the center of the road. Therefore, the conditional use satisfies the front yard setback requirement.
9. The business site is about 1800 feet north of the bank of the Cottonwood River. The site is outside of the river floodplain per the FEMA Flood Insurance Rate Maps, and is about 30 feet higher elevation than the floodplain area. The land between Jenniges' site and the river includes a quarter mile wide vegetated area, mostly grass. The closest county ditch and tile are well over a quarter of a mile northeast of the site. Pursuant to Section 7, Subdivision 5(5)(A), “[t]here shall be a minimum setback of one hundred (100) feet from any Judicial or County tile lines. The said setback requirement shall apply to erection of and maintenance of all structures, buildings, and the like.” The above described tile is the closest County Tile to the conditional use. Therefore the proposed conditional use satisfies the setback requirement regarding county tile.
10. Two residences, other than that of the applicant, are located within ½ mile of the conditional use. The nearest third-party residence to the business is a residence owned by Courtney Lau, located at 11841 205th Street, about 450 feet northeast of the conditional use. The only other dwelling within a half mile is that of Beau & Sarah Schlemmer, located at 11377 205th Street, about 2000 feet northwest of the conditional use. The Lau residence is the former residence of Jenniges, who sold it to Lau.
11. Mr. Jenniges submitted his permit application on March 30th, 2015. State law requires us to process all permit applications (approve or deny) within 60 days of receipt, a time period which will run out on May 29th. However, Mr. Jenniges was informed in writing that this time-period has been extended for an additional 30 days, in order to allow time to bring the Planning Commission's recommendation to the County Board for final determination.
12. The proposed conditions for the *Application for Conditional Use Permit* submitted by Jamie Jenniges are attached hereto.

Jamie Jenniges was present to explain the project. Jenniges made the following statements to the Planning Commission:

- The business will be on Jenniges' home site.
- The building is set up and ready to start business.
- The business will be collision repair and painting, including glass repair/replacement and dent removal.
- Before now, Jenniges operated at a different location.

The Planning Commissioners had the following questions and comments:

- Is the paint booth in the business building?
- Is the business located entirely within the one building?
- Has the applicant read and understood the proposed conditions?

Jenniges provided the following responses to the Commissioners:

- The business is all in the one building, including the paint booth.
- He has no questions about the conditions, they are clear and he doesn't have a problem with them.

Chair Rohlik inquired if anyone was present to support the project. No one came forward.

Chair Rohlik inquired if anyone was present to oppose the project. No one came forward.

Chair Rohlik directed Brozek to lead the Planning Commission through filling out the Commissioner's individual finding of facts worksheets (attached).

Mattison made a motion to recommend approval of Conditional Use Permit application #5-17, subject to the conditions proposed by staff. Madsen seconded the motion and it passed unanimously.

At 1:14 p.m. Chair Rohlik called to order a public hearing on an Extraction Conditional Use Permit submitted by Mark Madsen.

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

1. Mark Madsen is seeking to permit a new gravel pit on his property located in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section 22, Three Lakes Township. The land is currently a tilled agricultural field, on the west side of Ocean Avenue. The mining site will be about ½ mile south of State Hwy 68, on Ocean Ave. The site is located in the Agriculture District. Mining is a Conditional Use in said District.
2. Approximately 10 acres of the 80-acre site will be mined and/or used for mining processes and stockpiling. The topsoil will be stripped off and stockpiled for reclamation. The gravel and fill material will be mined as needed for local projects. This will include stockpiling, and hauling. Gary Kerkhoff will be the contractor operating the site. Madsen is seeking a 10 year permit.
3. Pursuant to Sec. 16, Subd. 5, Subp. H of Redwood County Zoning Ordinance, the applicant is required to post a bond, cash deposit, irrevocable letter of credit, or other security to Redwood County in the amount of \$2,000.00 per acre, a minimum of \$10,000.00, or 125% of the estimated/bid value to reclaim the property, whichever is greater. The Redwood County Board of Commissioners may require a higher surety amount, if in the reasonable discretion of the County, the unique characteristics of the proposed project require more substantial restoration or reclamation. Further, pursuant to Sec. 16, Subd. 5, Subp. I of Redwood County Zoning Ordinance, "[s]ureties shall be for a minimum of one year beyond the ending date of Conditional Use Permit." The contractor may provide the reclamation surety.

4. Pursuant to Sec. 16, Subd. 5, Subp. G of Redwood County Zoning Ordinance, the applicant is required to provide proof of bodily injury, property damage, and public liability insurance in the amount of at least \$1,000,000.00 per occurrence. The contractor may provide the proof of insurance.
5. The site is in the southeast corner of the property (it is the Southeast Quarter of the Southeast Quarter of the Northeast Quarter), along Ocean Avenue and a building site on which Madsen's nephew, Alex Madsen, is constructing the new hog barn he permitted last year (CUP #18-16). Some of the material will go to this project. The pit will be accessed from Ocean Ave. via a field approach near the south property line. The setback to the south property line will be zero feet. County Highway Engineer Willy Rabenberg generally recommends a setback of 67 feet from the right-of-way line for all mining operations.
6. The area to be mined includes a hill that rises about 25 feet above the road ditch on Ocean Avenue. This project is intended to flatten the hill. The topsoil will be scraped off and reserved, material will be removed to flatten the grade of the hill, and after ten years the site will be sloped and graded, the topsoil replaced, and then Madsen plans to enroll the land in a conservation program, or return to agricultural use.
7. A county tile main is located on the Alex Madsen property, about 130 feet from the property line. This tile is a 12" main that comes from the south and then turns east and outlets in County Ditch 24, about 800 feet east of the proposed excavation site. CD 24 is the closest public ditch to the proposed project and is located on the opposite side of Ocean Avenue from the pit site.
8. The three closest residential dwellings to the site are as follows: Jeff & Lisa Madsen, 24331 Ocean Avenue, about 950' southeast of the site; Robert & Patricia Steffl, 24961 Ocean Avenue, about 1250' northeast of the site; and Dennis Sell, 37347 240th Street, about 3440' southwest of the site.
9. The soils present on the site are as follows:
 1. Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded
 2. Webster clay loam, 0 to 2 percent slopes
 3. Canisteo clay loam, 0 to 2 percent slopes
 4. Normania loam, 1 to 3 percent slopes.
10. As of this writing, the Environmental Office has been contacted by two separate neighboring landowners, who inquired as to the specific location of the area to be mined and its proximity to their neighboring agricultural properties.
11. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Mark Madsen recused himself from the proceedings in order to explain the project. Madsen made the following statements to the Planning Commission:

- Gary Kerkhoff will open a pit for fill, in order to take down the hill on Madsen's property.
- The pit will be 10 acres in area, in the SE corner of the field.
- The black topsoil will be scraped off and reserved for reclamation of the site.
- Fill will be removed from the site for local projects. Kerkhoff will reclaim the site and replace the topsoil as work progresses.
- There is no drain tile on the site, no electrical wiring, no close neighbors. The pit will not be "busy" and will only be used as needed for a week or two at a time.
- No pond will be created as part of this project.

- Excavation will not occur below the existing average grade of the ground surrounding the hill.
- When the project is complete, the land will be returned to agricultural use or enrolled in a conservation program.

Chair Rohlik inquired if anyone was present to support the project. No one came forward.

Chair Rohlik inquired if anyone was present to oppose the project. No one came forward.

Chair Rohlik directed Brozek to lead the Planning Commission through filling out the Commissioner's individual finding of facts worksheets (attached).

Scheffler made a motion to recommend approval of Conditional Use Permit application #6-17, subject to the conditions proposed by staff. Kaufenberg seconded the motion and it passed 5-0 with Madsen abstaining.

At 1:25 p.m. Chair Rohlik called to order a public hearing on a Conditional Use Permit submitted by the City of Lambertton.

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

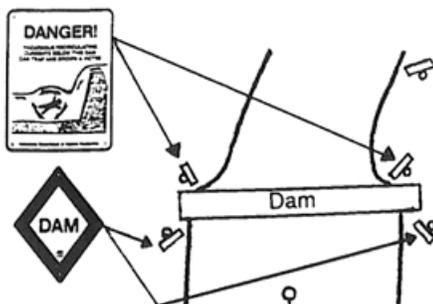
1. An *Application for Conditional Use Permit* was submitted by the City of Lambertton to expand the Kuhar Park campground and walking trail. The project will include the construction of a 30' x 22' concrete block bathhouse with storage space, six 15' x 35' concrete camping pads, upgraded electrical and water systems, new septic system, handicapped parking, expanded trailer turn-around, and groomed walking trail.
2. Kuhar Park is located on the north bank of the Cottonwood River, north of the City of Lambertton, on CSAH 6. The entire park is within the Floodplain District. Most of the park is located in the Floodway of the Floodplain District, but the northeast corner of the park is located in the less restrictive Flood Fringe. Since septic systems cannot be located in the Floodway, the bathhouse and septic are to be located in the Flood Fringe area, and the new camp sites are to be located in the Floodway area. Recreational vehicles and campgrounds are listed as Conditional Uses in the Floodway District.
3. In order to fit the proposed improvements into the different Floodplain zones the way the City wants, the City is purchasing a 40' strip of property on the north side of the park from neighboring landowners Leon & Janice Benedict. This additional 40' strip will extend from CSAH 6 in the east to the Cottonwood River in the west. The east half will be used for the camp sites, bathhouse, and septic. The west half will be planted into prairie grass. The Benedict property is currently a tilled agricultural field.
4. The new camp sites will be on the north side of the park road that runs east to west along the north side of the park. In the future it is anticipated that six additional campsites will be added south of this road.
5. The electrical box for the bathhouse and each individual campsite hookup will be elevated above the regulatory flood protection elevation (one foot above the elevation of the regional – 100-year – flood), including the new electrical hook-ups planned for the existing camp sites.
6. The main electrical shut-off for the park will be located in the new bathhouse. When the park floods, city employees will turn off the power to the entire park. City employees receive flood warning alerts on

their phones and monitor the flooding at the park closely. When the waters rise up to the pump house, then the picnic tables are tied together, the electricity is shut off, and the campers are evacuated.

7. The planned walking trail will consist of a trail about a skid-loader width across which will be cleared of undergrowth and brush and paved with wood chips. The trail will wind through the existing trees and no mature trees will be removed. Wood chips will be obtained as needed from Keck's Tree Service.
8. In the middle of the park, at the point at which the Cottonwood River meanders to the north, creating the narrowest part of the park, there is a gravel circle, or turn-around, for the campers to use to turn around and exit the park. This feature will be expanded and enlarged to the north, via clearing and placement of additional gravel, onto the property acquired from Benedict. The purpose of expanding the turn-around is to allow large campers to be turned around without the need to back up.
9. The old bathhouse is no longer used as a bathhouse and the water line is turned off. The future plans for the building is as a storage or utility shed.
10. The city is working through the campground permitting process with Southwest Health and Human Services (SWHHS) and will be applying for a permit for the expansion through that agency. SWHHS will make sure the City follows the state campground regulations, regarding setbacks, campsite spacing, bathhouse construction, etc. They will conduct plan review and on-site inspections of the campground.
11. Three neighboring landowners contacted the Environmental Office after receiving mailed notice of the hearing on Lambertson's application. All were merely interested in how much the park property will be physically expanded.
12. The three closest neighboring dwellings to Kuhar Park are as follows: Donald & Tammy Dietz, 13785 CSAH 6, 1475 feet north of the park; Glen & Tammy Pfarr, 13761 CSAH 6, 1495 feet north east of the park; and Roger Pfarr, 13035 CSAH 6; 1725 feet southeast of the park.
13. Pursuant to Floodplain Ordinance Subd. 6.2.C., a copy of the application was sent to the DNR for review and comment. Lucas Youngsma, DNR area hydrologist, provided the following comments:

Thank you for the opportunity to review and provide comments. I would encourage the community to consider biodiverse plantings and mowing cessation or other vegetated buffer establishment along the Cottonwood River even though the park is compliance with the §103F.48 Buffer Law. Also, as the park pursues emergency weather sirens, I would encourage that this include flood warning.

Additionally, I am trying to acquire "danger – hazardous recirculating current" and "Dam" blazer signs for placement by the park along the River. These sings may be temporary, but certainly beneficial until such time as the hazards are addressed.



14. The City has submitted park rules and an emergency plan attached to its CUP application. The emergency plan has provisions for wild and structural fire, flooding, tornadoes and wind, lightning and severe thunderstorms, and illegal activity. The new bathhouse is designed to provide shelter in emergencies.
15. The construction will be undertaken by Lamberton Construction. The septic system will be designed and installed by L&S Construction.
16. The park is about 4300 feet north of the city limits of the City of Lamberton.
17. There is no county ditch or tile in or near the park.
18. The soils on the location are classified as Havelock-Zumbro complex, 0 to 3 percent slopes, frequently flooded and Spillville loam, occasionally flooded.
19. The proposed conditions for the *Application for Conditional Use Permit* submitted by the City of Lamberton are attached hereto.

Steve Flaig was present to explain the project. Flaig made the following statements to the Planning Commission:

- Kuhar Park is ½ mile north of Lamberton on CSAH 6, on the banks of the Cottonwood River.
- Kuhar Park was established in the 1930s.
- The local Lions Club is facilitating an upgrade to the park in order to add additional camping (increase from 4 camper pads).
- The plan is to add 6 new concrete camper pads with electrical hook ups. Additionally, all existing electrical hook ups will be upgraded. A new bathhouse will be constructed, along with a new septic system for the bathhouse.
- The project will also include handicapped parking upgrades, and a walking trail on the banks of the Cottonwood River. The City bought two acres from the neighbor to the north in order to fit the camping spaces and bathhouse into the property while at the same time keeping the bathhouse out of the floodway of the Floodplain District. The walking trail will be located entirely within the historic park, not on the newly acquired two-acre property.

The Planning Commissioners had the following questions and comments:

- Will this project be impacted by the proposed dam removal and replacement project through the DNR?
- How close is the walking trail to private property?
- Where is the newly purchased two acres?
- Has the applicant reviewed the proposed conditions and does the applicant accept them?

Flaig provided the following responses to the Commissioners:

- Impact from the dam project will be minimal. The City wants to maintain the current water level of the pool behind the dam. DNR says it needs to be engineered, but should be able to keep the same water level. The existing dam is pretty much silted in now anyway.
- The private property closest to the walking trail is on the opposite side of the park (to the north), or on the opposite side of the Cottonwood River (to the south).
- The two acres purchased by the city is a 40 foot strip running along the entire north side of the park.
- The applicant has one problem with the conditions. Specifically, he is concerned about the prohibitions against any tree removal in the Shoreland District. The city may want to remove some dangerous trees in order to protect the public safety.

Brozek stated that the proposed conditions could be amended to allow the cutting of dead, diseased, or dangerous trees.

Chair Rohlik inquired if anyone was present to support the project. No one came forward.

Chair Rohlik inquired if anyone was present to oppose the project. No one came forward.

Chair Rohlik directed Brozek to lead the Planning Commission through filling out the Commissioner's individual finding of facts worksheets (attached).

Kaufenberg made a motion to recommend approval of Conditional Use Permit application #8-17, subject to the conditions proposed by staff and with the amended condition #9 to allow dead, dying, or dangerous trees to be removed in the Shoreland area. Scheffler seconded the motion and it passed unanimously.

At 1:41 p.m. Chair Rohlik called to order a public hearing on an Animal Confinement Feedlot Conditional Use Permit submitted by Jeff Knott.

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

1. Knott is proposing to construct a new swine feedlot consisting of one 51' x 200' total confinement barn with 8' deep under floor manure storage pit. The barn will house 1250 head of finishing swine between 50 and 300 lbs. The barn will be tunnel ventilated and used as a research finishing unit, to test the effect of different feeds and nutrients. The pit will have a manure capacity of 499,250 gallons.
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for a new feedlot consisting of 100 or more animal units or when constructing a new manure storage structure.
3. The feedlot is located in Section 33 of Gales Township, on County Hwy 8, just south of a small gravel pit on the east side of the road. The proposed new barn site is on land currently owned by David Knott. Jeff has a signed agreement with David to purchase up to 3 acres, contingent upon the permitting being approved.
4. It is anticipated that 684,375 gallons of water will be used by the feedlot annually. A well will be drilled to supply water.
5. The barn will include three pump-outs on the back (east) side and an office and loadout on the front (west). The feed bins will also be on the front. The barn will be set back 150' from the edge of the CSAH 8 right-of-way (not including the office and loadout). A new approach will be installed from CSAH 8 and a gravel parking and loading area constructed between the barn and the road. A dead box will be placed on the south edge of the parking area to store deads until picked up by the rendering truck.
6. The office will include a bathroom with toilet, shower, and laundry. A septic system will be installed by Ken Duscher.
7. The barn will have perimeter tile around the outside of the pit footing. This will tie into a dedicated tile line running to the southeast to an existing tile line.

8. The pit floor will be 5” concrete (with fiber mesh) with 8” x 16” footings under the walls. The walls will be 8” thick steel-reinforced concrete.
9. The closest county ditch to the feedlot will be JD 9, about 2800 feet west of the site. The closest county tile main is 2900 feet west of the feedlot site.
10. The three nearest dwellings to the proposed site are as follows: Bruce & Jeanne Flesner, 17211 CSAH 8, about 2430 feet north of the site; a dwelling owned by Mary Ann Blanchett, 11655 170th Street, about 2520 feet northwest of the site; and Ryan & Melanie Anderson, 16063 CSAH 8, about 3500 feet south of the site. Additionally, an old unoccupied farm site owned by Marvin Muenchow is located 2030 feet west of the site. All other building sites in the surrounding area are well over ½ of a mile from the proposed barn.
11. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
 1. Flesner – 98% annoyance free
 2. Blanchette – 98% annoyance free
 3. Anderson – 99% annoyance free
 4. Muenchow – 98% annoyance free
12. Mr. Knott has 800 acres under agreement available for spreading the manure. These fields are located in Gales Township Section 33 and Springdale Township Sections 4 and 17.
13. Dead animals will be stored to be picked up and rendered.
14. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

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

- The feedlot will consist of a 51’ x 200’ deep pitted barn.
- The barn will hold 1250 head of finishing swine.
- The barn will be used to conduct research on swine nutrition, in order to make feedlots more profitable and grow pigs faster.
- Knott has a Master’s Degree and Ph.D. in swine nutrition.
- Knott also farms with his dad and uncle.
- Knott will use scientific method and replication of results to test the effect of different enzymes and other variables in swine feed.

The Planning Commissioners asked Land Use & Zoning Supervisor Brozek about the neighboring residences. Brozek provided the following information:

- The closest neighbors are Flesner, 2430’ to the northeast; Blanchette, 2520’ to the northwest; and Anderson, 3500’ south.
- There is an abandoned farm house site 2000’ west of the project site.
- According to the University of Minnesota Odor OFFSET model, the odor impact on the three closest neighbors is as follows:
 - o Flesner – 98% annoyance free
 - o Blanchette – 98% annoyance free
 - o Anderson – 99% annoyance free

The Planning Commissioners had the following questions and comments:

- Is this a brand new feedlot site?
- When will construction start?
- Will pit additive be used?
- When will manure be pumped and applied to the land?

Knott provided the following responses to the Commissioners:

- The feedlot will be a brand new site, no feedlot there currently.
- Construction is proposed to start in July or August.
- Will use pit additive.
- Will spread manure in the fall, after the crops are out of the fields. The manure will be applied on farmland within 1 ½ miles of the feedlot site.

Brozek asked whether research would be done on the feedlot site regarding the use of pit additive. Knott replied that the site will not be set up for that because the manure pit under the barn is a single, undivided, compartment. In order to test additive, you need to have separate compartments or pits in order to control the experiment.

Chair Rohlik inquired if anyone was present to support the project. No one came forward.

Chair Rohlik inquired if anyone was present to oppose the project. Bruce Flesner made the following statements to the Commission:

- Flesner lives at 17211 CSAH 8.
- He is the closest neighbor to the project site. He is confident the smell of the feedlot will affect him more than any other neighbor, particularly in the summer (SSW wind).
- The Knotts are fine neighbors. Jeff came to talk to Flesner about the project early in the process.
- Flesner farms corn and soybeans.
- Flesner's primary concern is that more barns will be built on the site in the future.
- Flesner pointed out that he lives 2500' from the project site, whereas Knott lives 55,000 feet from the project site.

Brozek informed the Commission that he received an inquiry from a neighbor who is concerned about the project. This neighbor lives a mile east of the project site. Brozek ran the OFFSET model for this neighbor's residence and the result was greater than 99% annoyance free.

Chair Rohlik directed Brozek to lead the Planning Commission through filling out the Commissioner's individual finding of facts worksheets (attached).

Mattison made a motion to recommend approval of Conditional Use Permit application #9-17, subject to the conditions proposed by staff. Madsen seconded the motion and it passed unanimously.

At 2:06 p.m. Chair Rohlik called to order a public hearing on an Animal Confinement Feedlot Conditional Use Permit submitted by Mark Coulter.

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

1. Coulter is proposing to construct a new swine feedlot consisting of one 122' x 164' total confinement barn with 8' deep under floor manure storage pit. The barn will house 2400 finishing pigs.

2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for a new feedlot consisting of 100 or more animal units or when constructing a new manure storage structure.
3. The feedlot will be located in Section 31 of Willow Lake Township, on 160th Street about ½ of a mile west of CSAH 17 and about two miles south of the City of Wanda. The proposed new barn site is on land currently owned by Darold and Sharon Coulter. Darold Coulter signed the CUP application along with Mark.
4. An estimated 924,000 gallons of water will be used by the feedlot annually. A new well will be drilled to supply this water.
5. The barn will have an 8' deep manure pit divided into two sections by a 12" thick divider wall. There will be 2 manure pump-outs on each pit. The loadout will be on the south side (road side) and the feed bins will be on the east end of the barn. A new approach will be installed from 160th and a gravel parking and loading area constructed between the barn and the road. A compost structure will be constructed to compost the deads on site.
6. The barn will have perimeter tile around the outside of the pit footing.
7. The pit floor will be 5" concrete (with fiber mesh) with 8" x 16" footings under the walls. The walls will be 8" thick steel-reinforced concrete. The pit will hold 952,174 gallons of manure.
8. The closest county ditch to the feedlot will be CD 102, about 4500 feet west of the site. The closest county tile main is 400 feet west of the feedlot site.
9. The three nearest dwellings to the proposed site are as follows: Galen & Christine Beranek, 28753 160th Street, about 2000 feet east of the site; Thomas & Mary Lou Donaghue, 15581 Jade Avenue, about 2600 feet southwest of the site; and Dennis Dauer, 15670 Jade Avenue, about 3000 feet southwest of the site. Additionally, the residence of Darold & Sharon Coulter is about 700 feet northwest of the site. All other building sites in the surrounding area are well over ½ of a mile from the proposed barn.
10. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
 1. Beranek – 97% annoyance free
 2. Donaghue – 97% annoyance free
 3. Dauer – 98% annoyance free
 4. Coulter – 90% annoyance free
11. Mr. Coulter has 733.7 acres under agreement available for spreading the manure. These fields are located in Charlestown Township Section 7, Waterbury Township Section 24, Willow Lake Township Sections 31, 32, and 33, and Lamberton Township Section 24.
12. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Mark Coulter was present to explain the project. Coulter made the following statements to the Planning Commission:

- Coulter is constructing a new 122' x 164' swine barn.
- The barn will be located near his parents' farm site in Willow Lake Township section 31

- The barn will hold 2400 head of feeder to finish swine.
- Project location is currently an agricultural field next to his parents place.

The Planning Commissioners asked Land Use & Zoning Supervisor Brozek about the neighboring residences. Brozek provided the following information:

- The closest neighbors are Beranek, 2000' to the east; Donaghue, 2600' to the southwest; and Dauer, 3000' to the west.
- Coulter's parents, Darold and Sharon Coulter, live 700' northwest of the project site.
- According to the University of Minnesota Odor OFFSET model, the odor impact on the four closest neighbors, including the Coulters, is as follows:
 - o Beranek – 97% annoyance free
 - o Donaghue – 97% annoyance free
 - o Dauer – 98% annoyance free
 - o Coulter – 90% annoyance free
- Darold Coulter signed Mark's permit application as the landowner.

The Planning Commissioners had the following questions and comments:

- Will the barn be tunnel ventilated?
- Who will supply the pigs?
- Will pit additive be used?
- How much water will be used?

Coulter provided the following responses to the Commissioners:

- The barn will be tunnel ventilated.
- Coulter will custom feed for Boerbooms.
- Will use pit additive.
- Estimate the feedlot will use 924,000 gallons of water per year.

Chair Rohlik inquired if anyone was present to support the project. No one came forward.

Chair Rohlik inquired if anyone was present to oppose the project. No one came forward.

Chair Rohlik directed Brozek to lead the Planning Commission through filling out the Commissioner's individual finding of facts worksheets (attached).

Scheffler made a motion to recommend approval of Conditional Use Permit application #10-17, subject to the conditions proposed by staff. Madsen seconded the motion and it passed unanimously.

At 2:06 p.m. Chair Rohlik called to order a public hearing on an Animal Confinement Feedlot Conditional Use Permit submitted by Mark Coulter.

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

1. Hagert is proposing to construct a new swine feedlot consisting of one 153' x 185' total confinement barn with 8' deep under floor manure storage pit. The barn will house 3300 finishing pigs.
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for a new feedlot consisting of 100 or more animal units or when constructing a new manure storage structure.

3. The feedlot will be located in Section 8 of Redwood Falls Township, on 325th Street about ½ of a mile south of State Hwy 19 and about 3 ½ miles west of the City of Redwood Falls. The proposed new barn site is on land currently owned by GN Nelson Farms LLC. Hagert has signed an Earnest Money Contract of Sale for approximately 7 acres.
4. The proposed barn site was selected by the applicant because there are few neighboring residences. Originally, the plan was to build the barn on a hill across 325th street from the old county landfill site, nearer to the Bryan and Kristi Hagert residence. However, the seller wanted to sell the old grove site on the corner of 325th and did not want to have two different sites to be farmed around. Consequently, the land being sold to Hagert includes the grove.
5. An estimated 924,000 gallons of water will be used by the feedlot annually. A new well will be drilled to supply this water.
6. The barn will have an 8' deep manure pit divided into three sections by a 12" thick divider wall. There will be 4 manure pump-outs on the north and south sides of the barn and one each on the east and west sides, so that the pit sections on either end will have 3 pump-outs each and the center pit section will have four pump-outs. The loadout will be on the south side (road side) and the feed bins will be partly on the southwest corner of the barn and partly on the southeast corner. Two new approaches will be installed from 325th and a gravel parking and loading area constructed between the barn and the road. A 10' x 10' structure will be constructed to store deads for rendering.
7. The barn will have perimeter tile around the outside of the pit footing.
8. The pit floor will be 5" concrete (with fiber mesh) with 8" x 16" footings under the walls. The walls will be 8" thick steel-reinforced concrete. The pit will hold 1,300,000 gallons of manure.
9. The Redwood River is about 1500 feet southeast of the proposed barn site, on the opposite side of 325th Street.
10. The closest county ditch to the feedlot will be JD 33, Lat. J, about 3300 feet northwest of the site. The closest county tile main is 4400 feet northeast of the feedlot site.
11. The three nearest dwellings to the proposed site are as follows: A residence owned by Thomas & Gale Morley, 29531 330th Street, about 2700 feet north of the site; a residence owned by Ronald Paskewitz, 30121 330th Street, about 4900 feet northeast of the site; and Bryan & Kristi Hagert, 28379 325th Street, about 5100 feet west of the site. Additionally, a former residential property owned by Dana & Jennifer Woelful is about 2000 feet east of the site. According to the applicant, the house on the Woelful property has been destroyed and the property is used primarily for hunting. All other building sites in the surrounding area are well over a mile from the proposed barn.
12. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
 1. Morley – 97% annoyance free
 2. Paskewitz – 98% annoyance free
 3. Hagert – 98% annoyance free
 4. Woelful – 96% annoyance free

13. Mr. Hagert has 636 acres listed on his manure management plan available for spreading the manure. These fields are located in Redwood Falls Township Sections 7 and 8, and Delhi Township Sections 31 and 32.
14. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Brady Hagert and Bill Crawford were present to explain the project. Hagert and Crawford made the following statements to the Planning Commission:

- Hagert intends to construct a 153' x 185' swine finishing barn for 3,300 head.
- The proposed location in Section 8 of Redwood Falls Township.
- A new well will be installed for the feedlot.

The Planning Commissioners had the following questions and comments:

- Will Hagert use additive to treat the manure in the pit?
- Had Hagert read the conditions?

Hagert and Crawford provided the following responses to the Commissioners:

- Not planning to use additive.
- Hagert read the conditions and is fine with them.

Madsen stated that this proposed barn is a large feedlot and that failure to take preventative steps to address odor is the wrong direction to take. There may be no U of M support for additive effectiveness, but plenty of farmers agree that it does work.

Hagert stated that he could use additives if necessary.

The Planning Commissioners asked whether there will be any problems with the proximity of the Redwood River. Brozek and Wold stated that the barn will be 1682 feet from the river and that no problems with leaking manure pits have ever been reported in Redwood County.

The Planning Commissioners asked Land Use & Zoning Supervisor Brozek about the neighboring residences. Brozek provided the following information:

- The closest neighbors are Morley, 2700' to the north; Paskewitz, 4900' to the Northeast; and Hagert, 5100' to the west.
- The Paskewitz site does not include a residence.
- An old building site, which is not occupied and on which there is currently no dwelling structure, is owned by Woelful, 2000' east of the project site.
- According to the University of Minnesota Odor OFFSET model, the odor impact on the four closest neighbors, including the Woelful site, is as follows:
 - o Morley – 97% annoyance free
 - o Paskewitz – 98% annoyance free
 - o Hagert – 98% annoyance free
 - o Woelful – 96% annoyance free
- Hagert provided an Earnest Money Contract for Sale signed by the landowner of the project site.

Brozek stated that he had spoken with Steve Nelson from the Redwood Falls Township Board of Supervisors about Hagert's project. Nelson told Brozek that the Township has entered into a verbal agreement with Hagert regarding road maintenance. Brozek and Nelson discussed the desirability of having a written contract, but Nelson stated that the Township is fine with the verbal agreement.

Chair Rohlik inquired if anyone was present to support the project. The following individuals spoke in support:

Doug Jensen made the following statements:

- Jensen lives at 30909 Knox Avenue.
- The Jensen family owns land across the road from the project site.
- Recommends building the feedlot.

Tom Morley made the following statements:

- Lives at 152 Baker Drive in Redwood Falls.
- Morley's son lives closest to the project site, in the Morley family farm place.
- Morley is glad to have more young people living and farming in the rural areas.

Lori Jensen Hagert made the following statements:

- She supports young farmers and supports rural Minnesota.

Chair Rohlik inquired if anyone was present to oppose the project. Tom Morley made the following statements:

- The Morley farm where his son lives is a 4th generation farm owned since the 1940s.
- Morley is concerned about the impact on the township road, but it sounds like that has been addressed with the Township Board.
- Concerned about the well on the Morley farm. It was drilled in 2011 and is 225' deep. Morley wants to know whether this well will be in the same aquifer as the well for the barn.
- Concerned about the effect of the project on the value of Morley's land.
- Would like to see pit treatment and trees on the north side of the barn.
- Concerned about the choice of the site for the project. If it was further west it would be nearer to the Hagerts and farther from the others. It would also be on a county road and near the landfill. Or, there is a vacant site across the road from Bryan Hagert's farm site.
- Concerned that manure applied in fields south of the road would run off into his erosion control project/wildlife pond.

Wold informed Morley that he could find additional well information at the MN Dept. of Health.

Brozek read an email into the record received from neighboring landowners Dana and Jenny Woelful. The email contained the following statements:

- Concerned about runoff toward the Redwood River.
- Concerned about smell – Woelfuls intend to construct a retirement home on their property someday.
- Concerned about road maintenance.
- Concerned about the water table and the effect of the feedlot water usage.

Brozek stated that the Planning Commission needs to look at current uses, or currently planned uses, of neighboring lands when considering a conditional use permit application, not conjectural future uses.

Wold and Brozek discussed the DNR water appropriations permit required for use of more than 1,000,000 gallons of water per year. Scheffler stated that in his experience in the gravel and mining business, 1,000,000 gallons of water is not very much water.

Hagert and Crawford provided the following responses to Morley's and the Woelful's concerns:

- The owner of the property across from Bryan Hagert won't sell.
- No manure will be applied south of the township road.
- Hagert is willing to use pit additive and plant a tree line.
- The existing grove will be left in place to the east of the barn.
- Not a lot of data supports the effectiveness of pit additive.

- Trees could be put in through NRCS. Trees change the flow of air.
- Originally Hagert wanted to build the project about ½ mile to the west, but the landowner didn't want to sell property there. Landowner wanted to sell the old grove site.
- Hagert will fix any damage to the road that he causes.

Chair Rohlik directed Brozek to lead the Planning Commission through filling out the Commissioner's individual finding of facts worksheets (attached).

Kaufenberg commented that he does not think pit additive or tree line should be required since neither is proven to prevent odor.

Walling stated that Condition #12 proposed by staff allows the County Board to add odor-related conditions at a later date, if problems occur.

Scheffler made a motion to recommend approval of Conditional Use Permit application #7-17, subject to the conditions proposed by staff. Kaufenberg seconded the motion and it passed unanimously.

Brozek informed the audience that the permit would be recommended for approval by the Redwood County Board of Commissioners at the June 6th Commissioner meeting.

The Commissioners reviewed and discussed the minutes from the April 10th Planning Commission meeting. On a motion by Mattison seconded by Scheffler the minutes from the April 10th Planning Commission meeting were unanimously approved.

The meeting was adjourned at 3:10 p.m.

Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office

John Rohlik, Chair
Redwood County Planning Commission