



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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REDWOOD COUNTY BOARD OF ADJUSTMENT

MINUTES

Meeting Date: January 4th, 2017

A meeting of the Redwood County Board of Adjustment convened on Wednesday, the 4th day of January, 2017. The meeting consisted of one public hearing. The meeting was convened at the Board Room of the Redwood County Government Center, Redwood Falls, MN 56283. The following Board of Adjustment members were present: Dan Tauer, John Rohlik, and John Schueller. The following individuals were also present: Joe Seifert, Zoning Administrator Scott Wold, and Land Use & Zoning Supervisor Nick Brozek.

At 8:00 a.m., the meeting was called to order by Chair John Schueller.

Chair Schueller called for nominations for Board of Adjustment officers for 2017. Schueller nominated John Rohlik for Chair and Dan Tauer for Vice-chair. Tauer seconded the nomination and Rohlik and Tauer were unanimously elected as Chair and Vice-chair, respectively, for 2017.

At 8:04 a.m., Chair Rohlik opened a public hearing on an *Application for Variance*, Permit Application No. 7-16v, submitted by Joe Seifert. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided an informational packet which included the following information regarding the *Application for Variance*:

1. A public hearing will be held on January 4th, 2017, at 8:00 a.m. regarding an *Application for Variance* filed by Joe Seifert, pursuant to Section 26 of Redwood County Ordinance, requesting a variance of 670' from the required one quarter (1/4) mile setback from a dwelling set forth at Sec. 17, Subd. 4, Paragraph 3, Subp. A(6) of Redwood County Ordinance. Mr. Seifert is proposing to expand his existing feedlot located on the following described property, situated in the County Redwood, State of Minnesota, to wit: TR 610' X 965' IN NE1/4 SE1/4, 13.51A M/L, Section 36, Township 111N, Range 35W, Three Lakes Township.
2. Mr. Seifert currently operates a small feedlot on the site, consisting of 20 cattle in an open lot and barn, a barn housing up to 600 laying hens, and barns (without pits) housing 310 finishing hogs, for a total of 200 animal units. He is proposing to enlarge the chicken and hog barns (see attached building permit application). The expansion will also involve an additional 340 animal units for a total of 540 animal units. The total animal numbers after expansion will be as follows: 100 beef cattle; 4000 laying hens; and 1000 finishing hogs. This expansion requires that the feedlot meet the existing setback requirements.
3. Section 17, Subdivision 4.2.B. states that "*any expansion of an existing feedlot by 100 or more animal units must meet all new feedlot setback requirements.*" Additionally, Subdivision 4.2.C. states that "*any expansion creating a feedlot greater than 100 animal units must meet all new feedlot setback requirements.*" Mr. Seifert's proposal creates a feedlot greater than 100 animal units and is an expansion of 100 or more animal units. Consequently, Mr. Seifert was advised that he needs to apply for and obtain a variance prior to increasing the animal units on his site by 100 or more.

4. There is one dwelling within ¼ mile of Mr. Seifert's feedlot. The dwelling is located 750' southeast of the open cattle lot, which is the closest part of the feedlot to the dwelling. The proposed new hog barn will be located 920' from the dwelling. The dwelling is owned and occupied by Rory & Susan Seifert, who are Mr. Seifert's parents.
5. Mr. Seifert obtained a variance in August of 2015 for a prior expansion of this feedlot. The Board met at the feedlot site for that meeting. Since the Board was so recently at Mr. Seifert's site, it was determined that it is not necessary to meet there again for the hearing on the current application. If it becomes apparent during the course of the hearing, or before the Board comes to a decision on the application, the Board may choose to adjourn the hearing and reconvene on the feedlot site.
6. Mr. Seifert purchased the building additions locally and they needed to be moved. In order to keep the barn moving project progressing, Mr. Seifert requested that his building permit be approved to place the barn on his property while his Variance Application is still pending. He is aware that if his variance is not approved, he will not be able to use the barns as planned.
7. Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

Mr. Seifert was present to explain the project. He stated that he is proposing to increase the total animal units on his feedlot from 200 animal units to 540 animal units. This will include more cows, more hogs, and more laying hens in both existing and new barns. All the hogs will be confined in barns, with sliding doors used to adjust air flow.

Schueller inquired whether the chickens would still be free range after the expansion is complete. Seifert stated that some will be free range, but the additional birds added will be contained in the barn and by a fence.

Tauer inquired whether the chickens can be kept off the road. Seifert stated that the fence will contain most of the chickens, though 1000-1500 will not be enclosed in the fence. Seifert plans to build the fence by spring or summer of 2017.

No members of the public appeared in opposition to the variance.

Tauer made a motion to approve the variance subject to a condition that Seifert completes the fence to contain the chickens by no later than September 1, 2017. Schueller seconded the motion and it was passed unanimously. The public hearing was then closed.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 13th day of September, 2016. On a motion made by Schueller and seconded by Tauer, it was moved and passed unanimously that said minutes be approved as presented.

The meeting was then adjourned.

Nick Brozek, Land Use and Zoning Supervisor
Redwood County Environmental Office

John Rohlik, Chair
Redwood County Board of Adjustment