



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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TO: Redwood County Planning Commission

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

DATE: May 11th, 2018

RE: Planning Commission Hearing on May 21st, 2018

A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 21st day of May, 2018, 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 involve five (5) public hearings. A brief summary of the subject matter of the hearings is set forth below.

1. Public hearing on Application for Animal Confinement Feedlot Conditional Use Permit submitted by Doug Neitzel.

Charles "Doug" Neitzel is proposing to construct a new swine feedlot consisting of one 122' x 200' total confinement barn with 8' deep under floor manure storage pit. The barn will house 3300 head of swine between 55 and 300 pounds.

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.

The feedlot will be located in Section 26 of Sherman Township, on Saratoga Avenue. The site, the North Half of the Southwest Quarter, is owned by Mr. Neitzel. The barn will be placed on an abandoned farm site on the property.

An estimated 1,270,500 gallons of water will be used by the feedlot annually. The applicant has applied for a Water Appropriations Permit from the DNR and this permit was issued by the DNR as of May 10, 2018. There are two wells on the site. One well is 100 feet north of the northeast corner of the barn. The other is about 1,000 feet west of the barn location, along the driveway.

The barn will have an 8' deep manure pit divided into two sections by a 12" thick divider wall on an 8" x 24" footing. There will be 2 manure pump-outs in each section, on the north and south sides of the barn, for a total of 4. The feed bins will be on the west side of the barn. The existing approach will be used to access the feedlot from Saratoga Avenue. A 150' gravel yard will be constructed in front of the building for parking and loading. An 8' x 8' structure will be constructed to store deads for rendering.

The barn will have perimeter tile around the outside of the pit footing.

Footings, walls, and floor will be made from 4000 psi concrete. The pit floor will be 5" thick concrete with 8" x 16" footings under the end and side walls. The end and side walls will be 8" thick steel-reinforced poured concrete. The pit will hold 1,233,603 gallons of manure.

The closest county ditch to the feedlot will be CD 14, about 1100 feet east of the site. The closest county tile main is 800 feet south of the feedlot site.

The four nearest dwellings to the proposed site are as follows: Joseph Schouvieller, 29124 Saratoga Avenue, about 1900 feet southwest of the site; a residence owned by Mary Lou Wiltscheck, 28799 Saratoga Avenue, about 2800 feet south of the site; Scot & Lisa Thul, 29118 Co Hwy 11, about 3400 feet southeast of the site, and Dustin Kerkhoff, 44105 300th Street, about 3400 feet north of the site. Additionally, five turkey barns owned by Todd Rose and Todd Schouvieller are located west of the site, with the closest turkey barn being about 1600 feet from the proposed hog barn. The Kerkhoff residence is the easternmost of a cluster of four dwellings and one seasonal dwelling, ranging from 3400 feet to 5100 feet from the proposed feedlot site.

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

1. Schouvieller – 96% annoyance free
2. Wiltscheck – 97% annoyance free
3. Thul – 98% annoyance free
4. Kerkhoff – 98% annoyance free

Mr. Neitzel has 2,010 acres listed on his manure management plan available for spreading the manure. These fields are located in Sherman Township Sections 17, 19, 20, 21, 26, 29, and 35, Morgan Township Sections 4 and 9, and Eden Township (Brown County) Section 18.

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

2. Public hearing on Application for Extraction Conditional Use Permit submitted by Doug Neitzel.

During the soil sampling conducted in preparation for making Mr. Neitzel's feedlot permit application, a large deposit of gravel material was discovered in the site. Neitzel is seeking an extraction conditional use permit to mine out this material.

The site is located in Section 26 of Sherman Township, on Saratoga Avenue. The site, the North Half of the Southwest Quarter, is owned by Mr. Neitzel. The site is located in the Agriculture District. Mining is a Conditional Use in the Agricultural District. The gravel pit will be located south of the proposed feedlot. The gravel pit will use the same existing access driveway that the feedlot will use.

The applicant plans to use 4 acres of the site for gravel mining purposes, including 3 acres to be mined and an additional 1 acre for stockpiling of the topsoil for reclamation. The location of the excavation site is a hill or ridge running through the property from the northwest to the southeast. According to Redwood

County elevation contour maps, the ridge currently rises about 10 feet above the surrounding low ground. Excavation will occur no deeper than 15 feet below the existing grade.

The topsoil will be scraped off and reserved for reclamation on the west end of the gravel pit site. Gravel and fill material will be removed as needed for projects. At the end of the permit term, the stockpiled topsoil will be replaced and the site will be reclaimed to farm land. The requested permit term is 8 years.

The closest County Ditch or Tile to the site is CD 14, about 750 feet east of the site. The County tile line just clips the southeast corner of the Neitzel property.

According to the soil maps for the site, the soil types present are Wadena loam, 2 to 6 percent slopes; Webster clay loam, 0 to 2 percent slopes; and Ves-Estherville-Storden complex, 3 to 6 percent slopes.

The four nearest dwellings to the proposed site are as follows: Joseph Schouvieller, 29124 Saratoga Avenue, about 1900 feet southwest of the site; a residence owned by Mary Lou Wiltscheck, 28799 Saratoga Avenue, about 2800 feet south of the site; Scot & Lisa Thul, 29118 Co Hwy 11, about 3400 feet southeast of the site, and Dustin Kerkhoff, 44105 300th Street, about 3400 feet north of the site.

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.” This site requires a \$12,500.00 surety, which is 125% of the estimated reclamation cost. Mr. Neitzel will need to obtain this security in an approved form prior to beginning excavation of the site.

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. Mr. Neitzel will need to provide a certificate of insurance prior to beginning excavation of the site.

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

3. Public hearing on Application for Animal Confinement Feedlot Conditional Use Permit submitted by Todd Altermatt.

Mr. Altermatt is proposing to expand an existing cattle feedlot consisting of three (3) total confinement buildings with manure pack storage capable of holding 820 feeder cattle. The proposed expanded feedlot will include the construction of one (1) total confinement barn, with deep pitted under-floor manure storage area, capable of holding 600 additional feeder cattle (600 animal units). The total number of animals on the site after the proposed expansion will be 1420 head of feeder cattle.

Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained whenever an existing feedlot, not already subject to the conditional use permit, expands by more than 100 animal units, or when constructing a new manure storage structure.

The feedlot is located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 28 of Vail Township, on Hunter Avenue about ½ of a mile south of State Hwy 68 and a little under two miles west of the City of Wabasso. The feedlot site is on land owned by Wagner Altermatt Farms Inc., with Todd and Catherine Altermatt listed as the taxpayer.

An estimated 5,183,000 gallons of water will be used by the feedlot annually. Altermatt's consultant is working on obtaining a DNR water appropriations permit for this level of usage. The applicant plans to drill an additional well on the site to supplement the existing well.

The barn will have a 12' deep manure pit divided into two 48' x 120' sections. The barn will be wider than the pit, at 242' x 65', compared to the 242' x 48' pit. The pit will hold 10 months-worth of manure. The applicant plans to pump the pit twice a year, in the spring and fall, and apply the manure to the fields listed in the manure management plan. The applicant is in the process of obtaining two final manure application agreements from landowners.

An 8' x 8' structure is provided to store deads for rendering.

The barn will have 4" perimeter tile around the outside of the pit footing. A 12" inspection riser will be installed, along with a separate perimeter tile sump pump.

The pit floor will be 5" poured concrete (3500 psi) reinforced with #4 grade 60 rebar 18" on center each way. The walls will be made from prefabricated reinforced concrete panels. The pit will hold 947,866 gallons of manure.

The beams and slats for the barn floor will be supported on a central row of concrete pillars running the length of the pit. Each pillar will be supported on a 4' x 4' x 8" footing with 4 #4 rebar on center each way. The pit walls will be supported on a continuous 24' x 12' footing with 2 #5 rebar.

The closest county ditch to the feedlot is about a mile and a half southeast of the site. The closest county tile main is about 500 feet west of the feedlot site.

The three nearest dwellings to the proposed site are as follows: Paul and Candace Sobocinski, 24649 230th Street, about 2700 feet south of the site; Ronald and Barbara Hoffman, 23221 Harvest Avenue, about 3000 feet southwest of the site; and Mark and Helen Guetter, 25162 State Hwy 68, about 3900 feet northeast of the site. Additionally, a farm building site owned by Curtis and Karen Mathiowetz is about 3600 feet west of the site. However, the Mathiowetz site does not include a dwelling.

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

1. Sobocinski – 98% annoyance free
2. Hoffman – 98% annoyance free
3. Guetter – 99% annoyance free
4. Altermatt – 91% annoyance free

The annoyance free rating for the Mathiowetz site is 99%.

Mr. Altermatt has 2,391 acres listed on his manure management plan available for spreading the manure. These fields are located in Vail Township Sections 1, 4, 21, and 28; Sheridan Township Sections 12, 17, 25, and 26; Johnsonville Township Section 14, 21, and 28; Waterbury Township Section 1; and Willow Lake Township Section 7.

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

4. Public hearing on Application for Animal Confinement Feedlot Conditional Use Permit submitted by Dean Swigart.

Mr. Swigart is proposing to expand an existing brooder turkey feedlot consisting of one 76' x 475' total confinement barn with packed clay floor with sawdust bedding manure storage. The existing barn holds 28,000 turkeys under 3 lbs. in weight. The proposed new barn will be 60' x 250' with packed clay floor and sawdust bedding manure storage. The new total head count will be 58,000 turkeys under 3 lbs. in weight.

The animal unit number according to the MPCA rules will be 290, which puts the feedlot under the 300 AU threshold for a construction short form permit. However, the site does not currently have a Conditional Use Permit through Redwood County, and the zoning ordinance requires all existing unpermitted feedlots to apply for a CUP if expanding over 100 animal units.

The feedlot will be located in Section 8 of Morgan Township, on Ranch Avenue about ¾ of a mile north of State Hwy 67 and about 1 ½ miles northwest of the City of Morgan.

An estimated 294,000 gallons of water will be used by each of the two barns (existing and proposed) annually, for a total of 588,000 gallons per year. The existing well will be able to supply this water.

The proposed barn is being built to replace an existing brooder barn, which is nearing the end of its usable lifespan, on a different site owned by the applicant. When the proposed new barn is up and running, the old off-site brooder barn will be decommissioned. Alternatively stated, the proposed new barn is not adding any capacity to the applicant's total feedlot operation.

The barn will have a packed clay floor and utilize wood shaving bedding. When the turkeys reach three pounds in weight, they will be moved to grower barns off-site. The wood shaving litter, along with the accumulated manure, will be scraped up and will go along with the turkeys to the off-site grower barn.

The closest county ditch to the feedlot will be CD 109, about 1500 feet southwest of the site. The closest county tile main is a 15" branch of CD 109 running through the northeast corner of the feedlot site. The setback between structures and county tile mains in Redwood County is 100 feet. However, based on the soil type and depth of the county tile main on the feedlot site, the Redwood County Ditch Inspector will allow the proposed barn to be set back 50 feet from the tile line, but no closer. The tile line was located by Kerkhoff Bros. with a tile tape and locating device. The location of the tile does not match up with the location shown on the county tile maps. A map showing the actual tile location is attached.

The existing brooder barn is south of the proposed barn site. The site originally included two barns, built in the early 1990s, one of which was on the location of the proposed barn. However, this second barn burned down.

A swale, or settling pond was constructed between the two original barns, north of the existing barn and south of the proposed barn. There is a standpipe tile drain on the east end of the pond, leading to a private tile line draining to the northeast, presumably into the 15" county tile.

The three nearest dwellings to the proposed site are as follows: A residence owned by Douglas & Keith Kerkhoff, 27150 Ranch Avenue, about 1800 feet north of the site; Dennis Schultz, 27365 Ranch Avenue, about 3200 feet northeast of the site; and Patrick & Colleen Wildt, 26795 State Hwy 67, about 3500 feet west of the site. Additionally, a former residential property owned by Kenneth & Tina Spaeth is about 550 feet south of the site. The Spaeth property is a farm building site, on which the house was damaged in a fire several years ago. Ken Spaeth was contacted in connection with this project and he informed county staff that he does not intend to rebuild the house. Spaeth was one of the original owners and builder of the feedlot, and subsequently sold the feedlot to Swigart.

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

1. Kerkhoff – 99% annoyance free
2. Schultz – More than 99% annoyance free
3. Wildt – More than 99% annoyance free

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

5. Public hearing on Application for Animal Confinement Feedlot Conditional Use Permit submitted by Jon Schilling.

Mr. Schilling 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.

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.

The feedlot will be located in Section 32 of Willow Lake Township, on 160th Street about ½ of a mile east of CSAH 17 and about 2 miles south of the City of Wanda. The proposed new barn site is on land currently owned by Tom Schilling, who signed the permit application as the landowner.

A survey has been prepared to split off 3.1 acres in the southeast corner of Tom Schilling's property, for the feedlot site.

An estimated 982,000 gallons of water will be used by the feedlot annually. A new well will be drilled on site to supply this water.

The barn will have an 8' deep manure pit divided into three sections by 12" thick divider walls. 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. One new approach will be installed from

160th Street and one existing approach will be widened. A gravel parking and loading area constructed on the south side of the barn. A 10' x 10' structure will be constructed to store deads for rendering.

The barn will have perimeter tile around the outside of the pit footing.

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 1,347,109 gallons of manure, or 13 months-worth.

The slats will be supported on 12" square reinforced concrete columns on 36" x 36" x 8" footings, and on 3" wide ledges at the top of the side, end, and divider walls.

The closest county ditch to the feedlot will be CD 49, about 4200 feet northeast of the site. The closest county tile main is a 15" branch of CD 49 running 75' south of the proposed barn location. The location of the tile was found to be farther south than pictured on the County tile maps by the engineers during the preliminary evaluation of the site.

The three nearest dwellings to the proposed site are as follows: Galen & Christine Beranek, 28753 160th Street, about 3600 feet west of the site; Michael Beranek, 16626 Kenwood Avenue, about 3700 feet northeast of the site; and Clyde & Fern Arnold, 30350 160th Street, about 4500 feet east of the site. Additionally, two old farm building sites, without dwellings, are located about 2000 feet and 2700 feet, respectively, east of the site. The Schilling residence is about 1600 feet northwest of the site.

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

1. Galen & Christine Beranek – 98% annoyance free
2. Michael Beranek – 98% annoyance free
3. Arnold – 98% annoyance free
4. Schilling – 95% annoyance free

The barn will be constructed about 5700 feet east of a 2400 head swine finishing barn built last year by Mark Coulter. That barn is about 2000 feet west of the Galen & Christine Coulter residence.

Mr. Schilling has 472 acres listed on his manure management plan available for spreading the manure. These fields are located in Willow Lake Township Sections 19, 30, and 32; and Waterbury Township Section 24.

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

