



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 21, 2018

A meeting of the Redwood County Planning Commission convened on Monday, the 21st day of May, 2018, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mike Scheffler, John Rohlik, Jr., Mark Madsen, Jeff Huseby, and Commissioner Dave Forkrud. Also present were the following individuals: Jon Schilling, Tom Schilling, Jeff Bauman, Brent Louwagie, Alexa Hoffarth, Emily Wegener, Bill Crawford, Cole Altermatt, Todd Altermatt, Richard Rebstock, Dean Swigart, Wanda Fahey, Doug Neitzel, Charles Neitzel, Dean Guggisberg, Jim Lux, Todd Schouvieller, Todd Rose, Dan Schouvieller, Commissioner Jim Salfer, Environmental Director Scott Wold, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the regularly scheduled May 21st, 2018 Redwood County Planning Commission meeting was called to order by Chair Kaufenberg.

Chair Kaufenberg read aloud the rules and procedures of the meeting.

At 1:02 p.m. Chair Kaufenberg called to order a public hearing on application for Animal Confinement Feedlot Conditional Use Permit #1-18 submitted by Doug Neitzel.

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

1. 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.
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 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.
4. 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.

5. 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.
6. The barn will have perimeter tile around the outside of the pit footing.
7. 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.
8. 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.
9. 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.
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. Schouvieller – 96% annoyance free
 2. Wiltscheck – 97% annoyance free
 3. Thul – 98% annoyance free
 4. Kerkhoff – 98% annoyance free
11. 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.
12. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Doug Neitzel and Jeff Bauman were present to explain the project. They made the following statements to the Planning Commission:

- Neitzel wants to build a new deep-pitted swine finishing barn in Section 26 of Sherman Township.
- The barn will be permitted for 990 Animal Units.
- The barn will be a new feedlot, built on an old abandoned farm site, with an existing grove and driveway.
- The manure will be applied to nearby fields farmed by the applicant. The manure will be knifed in.
- The pigs will be 40 lbs. in eight to 300 lbs. in weight.
- Will be a custom feeding operation.
- Barn will hold 3300 head or less.
- Will be a single "doublewide" tunnel-ventilated barn.
- The exhaust fans will vent out the east end of the barn.

- The manure management plan includes four other barns owned by the applicant and includes 2010 total acres. This will allow the applicant to apply manure from any of his barns onto any of the acres, instead of needing to keep them separate.
- The proposed barn will need about 500 acres to accommodate the manure per year.
- The applicant applied for and received a DNR water appropriations permit.

The Planning Commissioners had the following questions and comments:

- How far away is the nearest residence?
- Will pit additive be used?
- What is the OFFSET rating for the proposed site?
- Will deads be rendered?
- Is the driveway good enough to handle the increased traffic?
- Is there any concern about the impact on the township roads?

Neitzel and Bauman provided the following responses to the Commissioners:

- The closest residence to the proposed site is 1900 feet away.
- Pit additive will be used. Neitzel uses it at his other sites and it works well there.
- The OFFSET rating to the nearest house is 96%.
- Deads will be rendered.
- The driveway is in good condition, and will be widened to handle the truck traffic to the site.
- Neitzel hasn't heard any concern about the roads, but the township officials are present.

Kaufenberg inquired if anyone was present to support the project. The following individuals came forward with comments and questions:

- Dean Guggisberg:
 - o Guggisberg is familiar with Neitzel's other feedlot sites and the barns there do not smell.

Kaufenberg inquired if anyone was present to oppose the project. The following individuals came forward with comments and questions:

- Dick Rebstock:
 - o Rebstock is a neighbor living north of the site.
 - o Will the existing grove be removed?
 - o Are there prevailing wind maps for the site?
 - o What about traffic flow?
 - o Will dust be controlled on 300th Street, for the neighbors?
 - o What is the OFFSET rating for the four dwellings north of the site on 300th Street?
- Wanda Fahey:
 - o There was no hog barn there when she bought her house and she wouldn't have bought the house if there had been a hog barn there.
 - o Why didn't the people living on 300th Street receive mailed notice of the hearing?
- Dan Schouvieller:
 - o Is there any danger regarding biosecurity stemming from Neitzel building a barn so near to the existing turkey barns?
- Jim Lux:
 - o Lux is on the Sherman Township Board. The township wants Neitzel to enter into a maintenance agreement for maintaining the roads.
 - o In the past, at Neitzel's other sites, they have had issues with mud being tracked onto the road during manure hauling. The township has received complaints, cleaned it up and billed Neitzel.

Bauman and Neitzel provided the following responses to the neighbor testimony:

- Some of the existing grove will remain, mostly on the north side.

- There is no wind study, but in Minnesota the prevailing winds are generally Northwest or Southeast, and sometimes Southwest.
- Traffic to the site will come mainly from the south.
- 300th Street is bad for truck traffic, going through a large gully to the west and around several S-curves to the east.
- Feed will come from Farmward Coop
- Neitzel has enough land for manure application next to the barn site that mostly the manure haulers will never have to drive on the road.
- Cross contamination between turkeys and pigs is possible, but Bauman knows of no confirmed incidents of it.
- After the recent avian flu incidents, the poultry sector adopted many of the same bio-security policies developed and used in the hog industry.

Brozek provided the following information:

- State law and County ordinance require that all neighboring landowners within ¼ of a mile of the project site receive written notice of the permit application, or the nearest ten landowners, whichever is more.
- Staff ran the OFFSET model on Dustin Kerkhoff's residence, because he is the closest of the 300th Street houses to the project site. The OFFSET rating is 98%.

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

Kaufenberg closed the public hearing at 1:46 pm.

Rohlik made a motion to recommend approval of Animal Confinement Feedlot Conditional Use Permit application #1-18, subject to the conditions proposed by staff and the additional condition that the permit holder enter into a road maintenance agreement with Sherman Township. Scheffler seconded the motion and it passed unanimously.

At 1:49 p.m. Chair Kaufenberg called to order a public hearing on application for Extraction Conditional Use Permit #2-18 submitted by Doug Neitzel.

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

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Doug Neitzel and Jeff Bauman were present to explain the project. They made the following statements to the Planning Commission:

- Neitzel wants to extract sand a gravel for local construction projects, primarily his feedlot project (permit #1-18) and the City of Morgan sewer and street project.
- Three acres will be mined and 1 acre will be used for stockpiling topsoil, for a total site acreage of 4 acres.
- Soil borings were conducted for the feedlot project and provided a good profile of the proposed extraction site as well.
- Seeking an 8-year permit, but anticipates it will only take about 3 to 4 years to mine the site out and close it up.

The Planning Commissioners had the following questions and comments:

- Is the soil sandy?
- Will the pit be excavated down to the water table only, or will the pit be dewatered?
- Where is the pit located in comparison to the proposed feedlot?
- Will the pit be used continuously, or only as-needed?
- What is the dust control plan?

Neitzel and Bauman provided the following responses to the Commissioners:

- The product will be saleable, may use a screener, but no crusher.
- The pit will be south of the feedlot.
- The applicant hasn't determined whether dewatering will be needed, but is fine with the condition that excavation not exceed 15 feet below the current grade.
- TNT Construction has showed some interest in the material, but the applicant intends to allow other contractors use the pit too.
- The applicants intends for the material to be hauled to the south on Saratoga Avenue. He will require haulers to do dust control as needed.

Scheffler stated that such a small pit area will be played out pretty quickly. Also, he recommended that water be used for dust control instead of chemical, because it makes it easier to continue to maintain the roads.

Kaufenberg inquired if anyone was present to support the project. The following individuals came forward with comments and questions:

- Todd Schouvieller:
 - o Schouvieller asked what the setback is between a gravel pit and a property line.
- Sherman Township:
 - o The Township supervisors requested that the applicant be required to enter into a road maintenance agreement with the Township.

Brozek informed the Planning Commissioners that the County Ordinance does not require a setback between an extraction pit and a property line, but that the permit conditions proposed by staff for Neitzel's permit include a 15 foot setback from the property line.

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

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

Kaufenberg closed the public hearing at 2:05 pm.

Madsen made a motion to recommend approval of Extraction Conditional Use Permit application #2-18, subject to the conditions proposed by staff and the additional condition that the permit holder enter into a road maintenance agreement with Sherman Township. Rohlik seconded the motion and it passed unanimously.

At 2:07 p.m. Chair Kaufenberg called to order a public hearing on application for Animal Confinement Feedlot Conditional Use Permit #3-18 submitted by Todd, Terry, and Cole Altermatt.

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

1. 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.

2. 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.
3. 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.
4. 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.
5. 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.
6. An 8' x 8' structure is provided to store deads for rendering.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
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. Sobocinski – 98% annoyance free
 2. Hoffman – 98% annoyance free
 3. Guetter – 99% annoyance free
 4. Altermatt – 91% annoyance free
13. The annoyance free rating for the Mathiowetz site is 99%.

14. 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.
15. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Todd and Cole Altermatt were present to explain the project. They made the following statements to the Planning Commission:

- They are seeking to expand their existing feedlot operation.
- The expansion will consist of one total confinement barn holding 600 head of cattle.
- Currently, they have 820 head of cattle in three mono-slope barns with manure pack manure storage.
- The new barn will have a 12' deep manure storage pit under a slat floor.
- The pit walls will be pre-cast wall system by Weiser concrete. The floor will be poured. The building will be steel. Weiser also fabricates the slats.
- The pit will measure 48' x 242' and will be divided into two compartments.
- The building will be 65' x 242', to cover the alleyway and feed bunks, which are not over the pit.
- The pit will have 4 pump outs with removable covers.

The Planning Commissioners had the following questions and comments:

- Why did the applicants choose a precast system?
- Will pit additives be used?

Todd and Cole provided the following responses to the Commissioners:

- Weiser has been making precast pits since 1965 and they are good at it.
- The precast concrete is stronger (7000psi) because it is dry cast in a controlled environment.
- The precast concrete won't take on moisture.
- The pit can be poured with fewer columns because the Weiser's beams have a longer span than other builders.
- The precast columns are smaller and take up less pit space.
- Pit additives will be used to treat the manure.

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

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

Brozek provided the following information:

- The barn will need to meet the required 10' property line setback.
- The odor OFFSET rating for the site, to the closest third party dwelling, is 98%.

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

Kaufenberg closed the public hearing at 2:22 pm.

Scheffler made a motion to recommend approval of Animal Confinement Feedlot Conditional Use Permit application #3-18, subject to the conditions proposed by staff. Huseby seconded the motion and it passed unanimously.

At 2:23 p.m. Chair Kaufenberg called to order a public hearing on application for Animal Confinement Feedlot Conditional Use Permit #4-18 submitted by Dean Swigart.

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

1. 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.
2. 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.
3. The feedlot will be located in Section 8 of Morgan Township, on Ranch Avenue about $\frac{3}{4}$ of a mile north of State Hwy 67 and about $1\frac{1}{2}$ miles northwest of the City of Morgan.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

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. Kerkhoff – 99% annoyance free
 2. Schultz – More than 99% annoyance free
 3. Wildt – More than 99% annoyance free
12. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Dean Swigart was present to explain the project. He made the following statements to the Planning Commission:

- Mr. Swigart is seeking to construct a new 60' x 256' brooder barn in Morgan Township Section 8.
- The site was formerly home to two chicken barns, built in the 1990s. One of these barns burned down. The other is currently used by Swigart as a turkey brooder barn.
- The proposed new barn will be built on the pad left from the chicken barn that burned down.
- The turkeys are kept in the brooder barns till they are 5 weeks old and then moved to grower barns at other sites.

The Planning Commissioners had the following questions and comments:

- The existing barn already in use is very large.
- Does Swigart intend to close down a different brooder barn on a separate site and use the proposed new barn in its place?
- Is the pad in good shape?

Swigart provided the following responses to the Commissioners:

- Swigart only uses the east 200' of the existing 475' barn for brooding. The western part is too damaged and not suitable for feedlot use.
- Swigart will continue to use the on-site brooder, his one off-site brooder, and the proposed new brooder barn, but at all times one will always be left empty. For biosecurity purposes, he must always leave each barn empty for a time after the flock is moved to the grower barns. Consequently, he will have two barns-worth of brooder turkeys rotating through three brooder barns.
- The pad is in good shape. Also, the pad was built for a 75' x 475' barn, so there is plenty of space to locate the proposed barn even if the edges of the pad are found to be deteriorating.

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

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

Brozek provided the following information:

- The OFFSET rating for the site is 99% annoyance free.
- A county tile line runs through the site. It was located by Kerkhoff Bros. A map was included showing where Kerkhoffs found it. Swigart will need to keep the new barn at least 50 feet away from the tile, per the Redwood County Ditch Inspector.
- A farm building site is located 500 feet south of the feedlot. It is owned by Ken Spaeth. There is no dwelling on the site because the dwelling was damaged by fire several years ago. Brozek spoke on the

phone with Spaeth, who said that he currently lives in the City of Morgan and does not plan to rebuild a dwelling on the site. Spaeth is one of the original builders of the chicken barns.

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

Kaufenberg closed the public hearing at 2:32 pm.

Huseby made a motion to recommend approval of Animal Confinement Feedlot Conditional Use Permit application #4-18, subject to the conditions proposed by staff. Rohlik seconded the motion and it passed unanimously.

At 2:35 p.m. Chair Kaufenberg called to order a public hearing on application for Animal Confinement Feedlot Conditional Use Permit #5-18 submitted by Jon Schilling.

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

1. 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.
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 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.
4. A survey has been prepared to split off 3.1 acres in the southeast corner of Tom Schilling's property, for the feedlot site.
5. 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.
6. 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.
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 1,347,109 gallons of manure, or 13 months-worth.

9. 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.
10. 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.
11. 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.
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. Galen & Christine Beranek – 98% annoyance free
 2. Michael Beranek – 98% annoyance free
 3. Arnold – 98% annoyance free
 4. Schilling – 95% annoyance free
13. 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.
14. 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.
15. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Jon Schilling and Bill Crawford were present to explain the project. They made the following statements to the Planning Commission:

- Schilling wants to build a new 3300 head swine finishing barn. The pigs will be raised from 12 lbs. up to 300 lbs. in average weight.
- The barn will be built in the SE corner of the SW1/4 of Section 32, Willow Lake Twp.
- The barn will measure 153' x 185' and will have an 8' deep under-floor manure storage pit made of poured concrete.
- The pit will hold 1.3 million gallons of manure.
- Schilling has 472 acres of farm land available for applying the manure.
- The barn will be total confinement, tunnel ventilated.
- The pit will have storage capacity for 12 months or more of manure. The pit was engineered by Nick Rowe.
- The barn will vent to the north, away from the road.
- Another swine barn is located a mile to the west (Mark Coulter).
- A new well will be drilled for the feedlot.

The Planning Commissioners had the following questions and comments:

- What direction will the feed trucks come from?
- Is good well water available?

Schilling and Crawford provided the following responses to the Commissioners:

- All truck traffic will come from CSAH 17, about ½ a mile west of the site.
- The Wanda aquifer is very good water, in quality and volume.

Kaufenberg inquired if anyone was present to support the project. The following individuals came forward with comments and questions:

- Tom Schilling:
 - o Tom is Jon's dad, and the owner of the property on which the proposed barn will be built. He supports the project.

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

Brozek provided the following information:

- A county tile line is located south of the proposed feedlot site. The Ditch Inspector will allow the setback from the tile to be reduced to 50 feet for this project. The design shows a setback of 75'.
- Brozek asked Schilling how the tile was located.
- The OFFSET rating is 98% annoyance free.

Tom Schilling stated that the tile was located using a coper wire tile locator device.

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

Kaufenberg closed the public hearing at 2:46 pm.

Madsen made a motion to recommend approval of Animal Confinement Feedlot Conditional Use Permit application #5-18, subject to the conditions proposed by staff. Scheffler seconded the motion and it passed unanimously.

The Commissioners reviewed and discussed the minutes from the February 26th Planning Commission meeting. On a motion by Madsen seconded by Huseby the minutes from the February 26th Planning Commission meeting were unanimously approved as presented.

On a motion by Forkrud, seconded by Rohlik, the meeting was adjourned.

Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office

Mike Kaufenberg, Chair
Redwood County Planning Commission

