



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: July 27, 2018

A meeting of the Redwood County Board of Adjustment convened on Friday, the 27th day of July, 2018. The meeting consisted of one public hearing. The meeting was convened at 18979 Porter Avenue, Springfield. The following Board of Adjustment members were present: John Rohlik and John Schueller. Dan Tauer was absent. The following individuals were also present: Dennis Tauer and Land Use & Zoning Supervisor Nick Brozek.

At 8:35 a.m., the meeting was called to order by Vice-Chair John Schueller.

Vice-Chair Schueller opened a public hearing on an *Application for Variance*, Permit Application No. 4-18v, submitted by Dennis Tauer. 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 July 27th, 2018, at 8:30 a.m. regarding an Application for Variance filed by Dennis Tauer, pursuant to Section 26 of Redwood County Ordinance, requesting a variance of 470 feet 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.
2. Mr. Tauer is proposing to construct a 101' x 196' total confinement, tunnel ventilated, wean to finish swine barn on the following described property, situated in the County Redwood, State of Minnesota, to wit: Northwest Quarter (NW1/4), except tracts, 150.A M/L, Section 20, Township 110N, Range 34W, Brookville Township.
3. The proposed site is on an existing swine feedlot owned and operated by Mr. Tauer. The site is about one half of a mile due north of Mr. Tauer's dwelling site. The barn will be set back 183' from the center line of 190th Street. The minimum required setback from center line of the road is 117'.
4. The proposed barn will be located about 850' due west of a dwelling owned by Allan Wendt, located at 41256 190th Street. Mr. Tauer already has one 2400 head barn on the site. Said existing barn is located about 1035' from Mr. Wendt's residence. Mr. Tauer applied for and was granted a variance for the existing barn in 2015. The proposed barn will hold an additional 2400 head.
5. Other potential barn locations on Mr. Tauer's property that are over 1/4 of a mile from the nearest neighbors, including the field around his home site south of the parcel on which he proposes to construct the barn, are low spots drained by county tile lines, or are 1/2 mile from the road.
6. County tax records show that Allan Wendt shares ownership of his property with Jason Wendt.
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:

Dennis Tauer was present to explain the project. He made the following statements about the application:

- Dennis wants to construct a second swine confinement barn on his feedlot site.
- In order to construct the new barn, Dennis needs a variance from the required setback from his neighbor, Allan Wendt's house.
- Tauer owns the feedlot site and the farmland around Wendt's house.
- Tauer's dad's home site is the closest site to the north of the feedlot.
- Tauer's home site is the closest site to the south of the feedlot.
- Wendt helps Tauer load pigs when they are ready for market.
- Tauer spends around \$2500 dollars per year on pit additive for the manure pit under the existing barn. The additive works great at reducing odor and creating better manure.

The Board of Adjustment members had the following questions and comments:

- Will the new barn be the same size as the existing barn?
- What is the distance of the variance requested?

Tauer provided the following responses to the Board's comments:

- The new barn will be identical to the existing barn. Before Tauer built the first barn, he interviewed many other hog farms to find out how to best design the barn. He finds that the current design works very well and wants to replicate it for the new barn.
- The new barn will be built east of the existing barn, closer to Wendt's house. Tauer is requesting a variance of 470 feet. Alternatively stated, the new barn will be built 470 closer to Wendt's house than is allowed by ordinance, which is why Tauer needs a variance.

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

The public hearing was closed at 8:45 am.

On a motion by Rohlik, seconded by Schueller, the variance was approved by a vote of 2 to 0.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 21st day of June, 2018. On a motion made by Schueller and seconded by Rohlik, it was moved and passed unanimously that said minutes be approved as presented.

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

John Schueller, Vice-Chair
Redwood County Board of Adjustment