



## REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

### REDWOOD COUNTY PLANNING COMMISSION

#### *MINUTES*

**Meeting Date: June 24, 2019**

A meeting of the Redwood County Planning Commission convened on Monday, the 24<sup>th</sup> day of June, 2019, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mark Madsen, Mike Kaufenberg, Jeff Huseby, DaVonna Zeug, and Commissioner Jim Salfer. Mike Scheffler was absent. Also present were the following individuals: Bill Lightfoot, Char Lightfoot, Mark Parker, Mike Boerboom, Laurie Boerboom, Nick Timmerman, Dave Swedzinski, Molly Renken, Deb Dirlam, Tom Jenniges, Tyler Maertens, Craig Johanneck, Jerry Ausen, Jon Lussenhop, Scott Mandelkow, Chad Mandelkow, Dale Mandelkow, Richard Gewerth, Cheyanne St John, Emily Wegener, Kyle Hentges, Michelle Hentges, Allan Hentges, Environmental Director Scott Wold, Land Use & Zoning Supervisor Nick Brozek, and Administrative Assistant Lali Ortega.

At 1:00 p.m. the regularly scheduled June 24<sup>th</sup>, 2019 Redwood County Planning Commission meeting was called to order by Chair Madsen.

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

At 1:03 p.m. Chair Madsen called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit #8-19, submitted by Mike Boerboom and Laurie Boerboom.

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

1. Mike Boerboom and Laurie Boerboom are proposing to construct a new swine nursery feedlot consisting of one 102' x 200' total confinement barn with 8' deep under floor manure storage pit, housing 5800 head of swine under 55 pounds in weight (290 animal units). Additionally, a 28' x 40' office will be constructed on the east side of the barn.
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for the construction of a new manure storage structure.
3. The feedlot is located in Section 34 of Underwood Township, on the west side of Camp Avenue. The site is an abandoned farm site with the address 28478 Camp Ave. The site is currently owned by Jennifer Coudron. The applicant has a purchase agreement with the owner, contingent upon the approval of the feedlot permit application. Coudron will retain ownership of the tillable land.

4. An estimated 812,000 gallons of water will be used by the feedlot annually. The site will be served by Lincoln-Pipestone Rural Water System, which has a three-inch main running along the west side of Camp Avenue.
5. The barn will have an 8' deep poured-concrete manure pit divided into two sections by a 12" thick divider wall with two mats of #4 rebar 12" on center both vertically and horizontally. The wall will sit on a 12" x 48" footing reinforced with four continuous #4 rebar. The manure pit will be further divided by an 8" thick divider wall with one mat of #4 rebar 12" on center vertically and horizontally, on an 8" x 24" footing with two continuous #4 rebar. Consequently, there will be 4 total separate compartments in the pit. There will be 2 manure pump-outs in each compartment, with 4 on the east side and 4 on the west side, for a total of 8 pump-outs. The feed bins will be on the northeast and southeast corners of the barn.
6. The exterior pit walls will be 8" thick with #4 rebar 12" on center vertically and horizontally, supported on an 8" x 16" footing with 2 #4 continuous rebar.
7. Footings, walls, columns, and floor will be made from 4000 psi concrete. The floor will have 2 lbs. of fiber mesh per cubic yard. The pit floor will be 5" thick with 36" x 36" x 8" footings, with 4 #4 rebar each way, supporting the columns.
8. The columns will be 12" x 12" with 4 #4 vertical rebar tied with #3 rebar (three per column).
9. The barn will have 4" perforated perimeter tile around the outside of the pit footing, with an inspection riser.
10. The closest public drainage ditch to the site is CD 60, about 4500 feet northeast of the site.
11. The closest county tile main is a 6" branch of CD 60 (branch 19B) located about 250 feet east of the site, on the opposite side of Camp Avenue. Additionally, another 6" branch of CD 60 (branch 15C) is located about 380 feet west of the site.
12. The four nearest dwellings to the proposed site are as follows: David Swedzinski, about 1785 feet southeast of the site; Mildred Swedzinski, about 1820 feet southeast of the site; Donna Swalboski Trust property, on which there are two houses, about 2620 feet and 2670 feet southwest of the site, respectively; and a farm site owned by Jerry Ausen, about 2650 feet northwest of the site.
13. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
  - D. Swedzinski – 96% annoyance free
  - M. Swedzinski – 96% annoyance free
  - Swalboski – 97% annoyance free (both houses)
  - Ausen – 97% annoyance free
14. The applicants submitted an Odor Management Plan that includes the following strategies to control odor:
  - Treat manure pits with additive
  - Balanced diet for the pigs
  - Clean up spilled feed promptly
  - Incorporate applied manure
  - Apply manure during a short window, twice per year

Maintain grounds (mow, spray, drain surface water)

15. The applicants submitted a Mortality Plan that includes the following strategies:

- Contract for rendering of dead livestock, to be picked up at least twice per week.
- Construct 4-sided containment structure.

16. The applicants have 236 acres available for spreading the manure listed on their Land Application Agreements. These fields are located in Underwood Township Sections 34 and 35.

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

Mike Boerboom and Laurie Boerboom were present at the meeting to explain the project. They made the following statements to the Commission:

- Boerbooms plan to construct a new swine nursery confinement barn.
- The barn will house 5800 head of pigs under 55 lbs. in weight. At .05 animal units per pig, this comes to 290 animal units.
- Barn will include a 28' x 40' office.
- The site is an abandoned farm building site in section 34 of Underwood Township. The existing farm yard there will be purchased from the current landowner (Coudron family). About 5 acres will be purchased.
- The old farm buildings have already been removed, including the house.
- Manure from the feedlot will be land applied to surrounding farm fields owned by the Coudron family.
- Small pigs eat less, so the site will not need as much feed as a finishing barn site – two loads of feed per week.
- Water for the feedlot will be supplied by Lincoln-Pipestone rural water, which has an existing 3" line adjacent to the site. Lincoln-Pipestone requires the installation of a cistern on the site holding at least a one-day supply of water.
- I & S Group is engineering the site.
- The old well serving the farm site has been sealed.

Chair Madsen asked if there was anyone present who wanted to speak in support of the project. The following individuals made statements:

Tyler Maertens:

- Maertens raises pigs for Boerboom. They are great to work with.

Ron Coudron:

- Coudron is selling the site to Boerbooms.
- Coudron has worked with Boerbooms in the past, buying manure.
- Boerbooms are good operators.

Chair Madsen then asked if anyone present wanted to speak in opposition to the project. The following individuals made statements:

Bill Lightfoot:

- Lightfoot is not opposed to the project, but has some questions.
- Lightfoot has been on the Underwood Township Board of Supervisors for 26 years.
- The township road is restricted to 5 tons. Operators can apply each year for a permit from the township to exceed the weight restriction.
- From Hwy 19 to the project site, there are big snow drifts in the winter.

- Boerbooms have an existing feedlot site in Underwood Township. In previous winters they have used a pickup truck plow to open the road to get to that site. This makes a mess because the plow doesn't get the snow all the way off the road. Creates worse drifts. Also, it is illegal for a pickup truck plow to plow the roads.
- The road gets soft spots in the spring. The township needs money to upgrade the road for the extra traffic and to repair damage.
- The township would like a map of the acres where manure will be applied. Would like Boerboom to call township before hauling manure.
- Boerboom did a good job repairing 305<sup>th</sup> Street – the road to their other site. But there is still problems from the snow plowing there. Lightfoot had to go over there 13 times with his tractor snow blower last winter and the township had to hire Brey to move snow with a cat.
- Lightfoot is not in favor of confinement barns generally. They smell.
- Capx2020 project was also hard on the township roads.
- Will Boerboom plant trees?
- How many employees with the site have?

Dave Swedzinski:

- Northwest wind will blow the smell of the barn toward where Swedzinski lives.
- How bad will the odor be?
- The people that used to live on the project site, when it was an active farm site, had lots of problems with snow drifting. Sometimes they had to go to the north to get out, instead of south to Hwy 19 because the snow was so bad there.
- Swedzinski's elderly parents live in a second house on Swedzinski's building site. Swedzinski is concerned about how the odor will affect them.
- There were buried fuel tanks on the project site, historically.

Jerry Ausen:

- Ausen owns a farm building site north of the project site. He does not live there now, but plans to build a house there and live there in the future.
- Ausen is worried about odor from the site, mostly from the fact that the fields where it will be applied are all around his building site.
- Will the manure be knifed in?
- Will 290<sup>th</sup> Street be maintained, as well as Camp Avenue?

Mike Boerboom made the following statements in response to the opposition comments and questions:

- Boerbooms will fill out the necessary forms required by the township.
- Will provide manure plan.
- Will start calling the township before moving manure.
- Will provide a map of the manure application fields.
- The pickup plow was an issue – Boerboom agrees that Boerbooms created snow issues at the existing feedlot site. Boerboom will work with the township to resolve those issues.
- Boerboom will take the same action as they did on 305<sup>th</sup> Street to fix soft spots in the road. Boerboom will repair damage they cause. Will hire Brey to place additional aggregate material as needed.
- Boerboom will treat the pit with additive to address odor. Will use balanced feed, keep the site clean, and will send dead animals for rendering. Deads will not be composted. Before pick-up for rendering, deads will be kept in an enclosed area.
- Boerboom is only purchasing the part of the existing grove south of the quarter section line. The trees north of that will be owned by Coudron and Coudron can do what he likes with them. However, Boerboom will plant additional trees north of the barn and will maintain the existing trees west of the barn.
- The site will have one part-time employee.

- If anything is found buried on the project site, Boerboom will work with his engineer to address that. If needed, they will cut the hole deeper to remove buried materials, refill, and compact the spot.
- Boerboom will contact Redwood County Environmental Office and the MPCA about environmentally sensitive issues.
- Boerboom will incorporate all manure immediately as it is applied to the land. They will move manure either with drag line or trucks.
- Boerboom will not use 290<sup>th</sup> Street for hauling feed, pigs, etc. This hauling will all be done from the south, on Camp Avenue.

The Planning Commissioners had the following questions and statements for the applicant:

- Will the existing driveway on the site be used for access?
- Did Boerboom read the conditions and agree with them?

Boerboom responded to the Planning Commission as follows:

- The existing driveway on the project site will be used, or Boerboom may ask the township if it could be moved and a second access added for ease of getting trucks in and out of the site.
- The proposed conditions are fine.

Chair Madsen closed the public hearing at 1:26 p.m.

The Planning Commission discussed the findings of fact (attached to permit).

Zeug made a motion to recommend approval of permit #8-19, subject to the conditions recommended by staff and the following additional conditions:

- Applicant must enter into and abide by an agreement with Underwood Township regarding road maintenance and snow removal.

Kaufenberg seconded the motion and it passed unanimously.

At 1:39 p.m. Chair Madsen called to order a public hearing on Extraction Interim Use Permit #9-19, submitted by Craig Johanneck o/b/o landowners Scott & Darcee Pederson.

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

1. Craig Johanneck, of Johanneck Concrete, is seeking to re-permit and expand the existing Pederson gravel pit, located at 23274 430th Street, Belview, in Section 21 of Swedes Forest Township. The pit was originally permitted under Conditional Use Permit #11-08 in 2008. The pit was later expanded under Conditional Use Permit #3-10, in 2010. CUP #11-08 expired in December of 2018.
2. The site lies about 4 miles north of the city of Belview, and about 700 feet south of the Minnesota River. 430th Street is a gravel township road. The nearest paved road is CSAH 7, just over a mile away to the west, on 430th.
3. The site is located in the Agriculture District. Mining is a Conditional Use in the Agricultural District. Part of the Pederson property is located in the Minnesota River Floodplain.
4. The topsoil will be scraped off and reserved for reclamation. Gravel material will be removed to a maximum depth of 13 feet below existing grade. At the end of the permit term, the side slopes will be

graded to 3 to 1 (run to rise) and the stockpiled topsoil will be replaced. Most of the pit will be turned into a pond. The requested permit term is 10 years.

5. The pit will be about 20 acres in size, as shown on maps attached to the permit application. This includes the current pit, and areas to be mined in the next ten years.
6. There are no public drainage ditches or drain tile lines on or near the site.
7. Aside from the Minnesota River, to the northeast of the site, Boiling Spring Creek, and an unnamed tributary thereof, are located about 900 feet southwest of the site.
8. Old gravel pits are located immediately next to the site to the west and the south. An active gravel pit is located about 1100 feet north of the site
9. According to the soil maps for the site, the soil types present are Estherville Sandy Loam, 0 to 2% slopes; Wadena loam, 0 to 2% Slopes; Salida gravelly sandy loam, 2 to 12% slopes; and Oshawa variant stony clay loam.
10. The three nearest dwellings to the proposed site are as follows: Jamie & Jennifer Parker, about 100 feet north of the site; Johnathan & Laura Rigge, about 750 feet southwest of the site; and Glenn & Tracie Huseby, about 2100 feet southwest of the site. Additionally, the Rigge property is the site of the Grandview Valley Winery, a commercial restaurant and winery. The winery building is about 550 feet southwest of the pit site.
11. The Pederson residence is located in the pit site, and will be about 100 feet from the area to be excavated.
12. The Environmental Office has not received complaints about hauling from the Pederson site.
13. Pursuant to Redwood County Code of Ordinances, Title XV, Section 153.283, the applicant is required to post a bond, cash deposit, irrevocable letter of credit, or other security to Redwood County in the amount of \$40,000. This amount is based on the ordinance requirement 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. Furthermore, the Ordinance states that “[s]ureties shall be for a minimum of one year beyond the ending date of Conditional Use Permit.” Also according to this section, the applicant is also required to provide proof of bodily injury, property damage, and public liability insurance in the amount of at least \$1,500,000.00 per occurrence.
14. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Craig Johanneck was present at the meeting to explain the project. Johanneck made the following statements to the Commission:

- The project is on Scott Pederson’s land.
- It’s an existing pit.
- The permit expired and Johanneck is seeking a renewal.
- The site was originally permitted in 2008, expanded in 2009. Wants it all renewed until 2029.
- Dust control is in place on the public road in front of the neighbors’ house.

Chair Madsen asked if there was anyone present who wanted to speak in support of the project. No one came forward.

Chair Madsen then asked if anyone present wanted to speak in opposition to the project. No one came forward.

Brozek asked Johanneck to draw on an aerial image of the site to show where he plans to excavate. This map was placed in the permit. Brozek stated that part of the Pederson property is located in the Floodplain District, where there are more restrictive Performance standards. He advised Johanneck to stay in touch with the Environmental Office if planning to excavate in the Floodplain.

The Planning Commission discussed the findings of fact (attached to permit).

Zeug made a motion to recommend approval of permit #9-19, subject to the conditions recommended by staff.

Huseby seconded the motion and it passed unanimously.

At 1:49 p.m. Chair Madsen called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit #10-19, submitted by Dale, Scott, and Chad Mandelkow.

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

1. The Mandelkows are proposing to expand an existing cattle feedlot currently consisting of a partial confinement barn and open lots with manure pack and stockpile manure storage, housing 246 head of beef cattle and 45 cow/calf pairs (300 animal units). The proposed expansion will include the construction of two solid-floor total confinement barns with manure pack manure storage. These will replace the two largest open lots. The total number of head on the feedlot site after the proposed expansion will be 900 head of beef cattle and 45 cow/calf pairs (954 animal units). The cow/calf pairs will continue to be housed in the existing partial confinement barn and attached open lot. The new barns will measure 110' x 360' and 90' x 360', respectively.
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for the expansion of an existing feedlot by 200 or more animal units. The proposed expansion will add 654 animal units, per the Redwood County Feedlot Ordinance.
3. The feedlot is located in Section 2 of Vesta Township, on the south side of Minnesota State Hwy 19. The site is owned by Dale Mandelkow and also serves as Dale's residence. The surrounding farm land is owned by the Mandelkow family.
4. An estimated 3,417,300 gallons of water will be used by the feedlot annually. The applicant will need to apply for a Water Appropriations Permit from the DNR. There is an existing well on the site, located about 250 feet northeast of the existing partial confinement barn lot, and about 270 feet north of the proposed barns.
5. The closest public drainage tile main is 600 feet northwest of the feedlot site – an 8" branch of JD 33, Lat A (called Lat 2). The closest public ditch to the feedlot site is JD 33, about 940 feet south of the site.
6. The three nearest dwellings to the proposed site are as follows: Marshall Meier, about 3500 feet northwest of the site; Paul & Kathryn Alexander, about 4000 feet southeast of the site; and John & Lucy

Paskewitz, about 5400 feet southwest of the site. Additionally, Dale Mandelkow's dwelling is located 140 feet north of the site.

7. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
  - Meier – 98% annoyance free
  - Alexander – 99% annoyance free
  - Paskewitz – greater than 99% annoyance free
  - Dale Mandelkow – 83% annoyance free
8. The Mandelkows submitted an Odor Management Plan that includes the following strategies to control odor:
  - Eliminate manure buildup under gates, feeders, etc.
  - Regularly scrape barn floors
  - Add straw or other bedding material
  - Maintain a good neighbor policy
  - Avoid spilling manure in problem areas
  - Consult with MPCA to identify new strategies
9. The Mandelkows submitted a Mortality Plan that includes the following strategies:
  - Contract for rendering services, to be picked up within 72 hours
  - Store dead animals in an enclosed area
10. The Mandelkows have 1,142 acres listed on their manure management plan available for spreading the manure. These fields are located in Kintire Township Sections 16, 19, 20, 30, and 31; Vesta Township Section 2 and 3; and Echo Township Sections 23, 35 and 36.
11. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Scott and Chad Mandelkow were present at the meeting to explain the project. They made the following statements to the Commission:

- Mandelkows want to expand their existing feedlot by replacing open lots with two confinement barns, measuring 110' x 360' and 90' x 360', respectively.
- Northern lot is already paved with concrete in anticipation of this project. The south lot will be paved.
- Increasing from 300 animal unites to 954 animal units.

Brozek stated that he had inspected the site with Dale Mandelkow and the project sounds like it will be a good upgrade to the site. Covering up the lots should reduce odor and runoff.

Chair Madsen asked the Mandelkows if there agree with the recommended permit conditions. They replied that they do.

Chair Madsen asked if there was anyone present who wanted to speak in support of the project. No one came forward.

Chair Madsen then asked if anyone present wanted to speak in opposition to the project. No one came forward.



The Planning Commission discussed the findings of fact (attached to permit).

Huseby made a motion to recommend approval of permit #10-19, subject to the conditions recommended by staff.

Zeug seconded the motion and it passed unanimously.

At 1:57 p.m. Chair Madsen called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit #11-19, submitted by Tom Jenniges.

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

1. Tom Jenniges is proposing to expand an existing beef cattle feedlot currently consisting of one partial confinement barn and open lot housing 225 head of cattle. The proposed expansion will consist of the construction of one total confinement, mono-slope barn measuring 60' by 420', with manure pack manure storage, housing 499 beef cattle. The existing partial confinement barn and lot will no longer be used to house livestock.
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for the expansion of an existing feedlot by 200 or more animal units or whenever a feedlot is expanded above 300 animal units.
3. The feedlot is located in Section 30 of Waterbury Township, on the north side of 170th Street. The site, and the surrounding farmland, is owned by Mr. Jenniges, and includes Mr. Jenniges's residence.
4. An estimated 417,900 gallons of water will be used by the feedlot annually. There is an existing well on the site.
5. Perimeter drain tile will be installed around the barn, to divert surface water away from the barn. This will be done in accordance with the requirements of the EQUIP program, through which Mr. Jenniges is seeking some funding.
6. The closest public drainage ditch to the project site is JD 36, Lat1A, Lat U, about 230 feet south of the site. Mr. Jenniges applied for and received a variance from the 300 foot setback from the ditch required in the Zoning Ordinance. Staff spoke with Redwood County Ditch Inspector, Brent Lang, about this project. Mr. Lang does not have any concerns about this project.
7. The closest county tile main, the outlet of Branch 3 of JD 36, Lat1A, Lat U, is 350 feet southeast of the feedlot site.
8. The site is located about 9500 feet north of the Cottonwood River.
9. The three nearest dwellings to the proposed site are as follows: an unoccupied farm site owned by Verna Timm, about 920 feet south of the site; Justin Stafford, about 1340 feet southeast of the site; and Joel & Amber Demuth, about 3300 feet east of the site. Additionally, the applicant's dwelling is located 225 feet northeast of the 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:

Timm – 97% annoyance free  
Stafford – 98% annoyance free  
Demuth – Greater than 99% annoyance free  
Applicant – 88% annoyance free

11. Mr. Jenniges does not have any specific odor management practices planned. However, converting the feedlot from open lot to roofed barn should reduce odor.
12. Mr. Jenniges has over 400 acres of farmland he owns on which to spread the manure.
13. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Before the applicant testified, Kaufenberg stated for the record that he is the applicant's first cousin, but that Kaufenberg has no financial interest in the applicant's project.

Tom Jenniges was present at the meeting to explain the project. Jenniges made the following statements to the Commission:

- Jenniges intends to build a 60' x 440' monoslope barn with bed pack manure storage.
- He has developed a management plan in cooperation with the State of Minnesota to apply for the Equip program. Under this program, a water runoff system will be engineered for the site.
- Jenniges received a variance from the setback to the County Ditch.
- Once the proposed barn is complete, the existing feedlot on the site will be shut down and the animals moved to the new barn.
- All the animals will be under a roof all the time.

Brozek stated that Jenniges will need to have written manure application agreements from the landowner of the three fields in the manure management plan not owned by Jenniges.

Chair Madsen asked if there was anyone present who wanted to speak in support of the project. No one came forward.

Chair Madsen then asked if anyone present wanted to speak in opposition to the project. No one came forward.

The Planning Commission discussed the findings of fact (attached to permit).

Zeug made a motion to recommend approval of permit #11-19, subject to the conditions recommended by staff.

Kaufenberg seconded the motion and it passed unanimously.

At 2:08 p.m. Chair Madsen called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit #12-19, submitted by Kyle & Michelle Hentges.

Commissioner Salfer left the meeting at 2:45 pm, to go to a prior engagement.

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

1. The Hentgeses are proposing to construct a new wean to finish swine feedlot, consisting of one 148' x 184' total confinement barn with 8' deep under floor manure storage pit, housing 3300 head of finishing swine.
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for the construction of a new feedlot housing 300 or more animal units or when constructing a new manure storage structure.
3. The feedlot is proposed to be located in Section 18 of Sherman Township, on the west side of Porter Avenue. The site is currently owned by Bob & Nancy Hanna. The surrounding farm land is owned by the Hannas, who plan to purchase and apply the manure.
4. An estimated 1,155,000 gallons of water will be used by the feedlot annually. The applicant will need to apply for a Water Appropriations Permit from the DNR. A well will be drilled on the property to provide water for the feedlot.
5. The barn will have an 8' deep manure pit divided into three sections by 12" thick divider walls on an 8" x 24" footing reinforced with two continuous #4 grade 60 rebar. There will be 4 manure pump-outs in the north section, and three in each of the middle and south sections, for a total of
6. 10 pump-outs (2 on the north, 4 on the west, 2 on the south, and 2 on the east). The feed bins will be on the east side of the barn.
7. The walls will be poured with 4000 psi concrete. The floor be 5" thick 3500 psi concrete with 1.5 pounds of fiber mesh per cubic yard.
8. The exterior pit walls will be 8" thick, with #4 rebar 12" on center both vertically and horizontally. The walls will be supported on an 8" x 16" footing with 2 continuous #4 rebar. The pit will hold 12 months manure storage.
9. The columns will be 12" x 12" poured concrete with 4 vertical #4 rebar and 3/8 inch ties, supported on 8" x 36" x36" footings with three #4 rebar each way.
10. The barn will have 4" perforated perimeter tile around the outside of the pit footing, with an inspection riser.
11. There is no public drainage ditch or tile within 1 mile of the site.
12. The site is located 349 feet north of an unnamed private ditch, which is listed on the Protected Waters Inventory, and consequently has a Shoreland District designation in the Redwood County Zoning Ordinance. New feedlots are not allowed in the Shoreland District, which is 300 feet on either side of the ditch banks.
13. The nearest dwellings to the proposed site are as follows: a group of 4 residences in the Lower Sioux Community, located between 2129 and 2432 feet north northwest of the proposed site; Richard & Cheryl Gewerth, about 2550 feet south southeast of the site; and an unoccupied farm site owned by Russell Gewerth, about 2080 feet south of the site.
14. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:

Lower Sioux Residences (40777, 40785, 40681, and 40633 320th Street) – 97% annoyance free  
Richard & Cheryl Gewerth – 97% annoyance free  
Russell Gewerth – 96% annoyance free

15. The Hentgeses submitted an Odor Management Plan that includes the following strategies to control odor:

- Maintain clean barn floors
- Clean up spilled feed promptly
- Maintain and clean exhaust fans
- Avoid manure pumping on holidays and special occasions
- Consult with MPCA to identify new strategies

16. The Hentgeses submitted an Animal Mortality Plan that includes the following strategies:

- Keep carcasses in animal-proof enclosed area, at least 200 yards from neighboring buildings.
- Contract with Central Bi-products for pickup and rendering of carcasses within 72 hours.
- If rendering not available, use composting.

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

Kyle & Michelle Hentges, and Emily Wegener were present at the meeting to explain the project. They made the following statements to the Commission:

- Hentgeses want to build a 3300 head wean to finish hog confinement barn.
- The hogs will come in at 12 lbs. and be shipped out around 280 lbs.
- Hentgeses are buying land from Bob Hanna to build the barn.
- The manure from the feedlot will be sold to Hanna.
- The barn has been designed by engineers from Pro-Ag.
- The project location is currently bare land.
- A well will be installed to supply water to the site.
- Soil borings have been done.
- 3300 head of finishing hogs is 990 animal units.
- Hentgeses will keep the site clean and mowed.
- Hentgeses will plant trees along the edge of the CRP ground on the north side of the project site. They don't want to plant trees on all sides of the barn, because that would cause too much snow accumulation on and around the barn, which could cause roof failure.
- Just weaned pigs use less water than larger finishing pigs, while they are still small.
- If the site uses more than 1,000,000 gallons of water per year, they will apply for a DNR water appropriations permit.
- There is a private ditch south of the project site, which is a protected waterway. The barn has to be at least 300 feet away from this ditch.
- There is a pond east of the barn about ¼ of a mile, on the other side of the township road.

Chair Madsen asked if there was anyone present who wanted to speak in support of the project. The following individuals made statements:

Mark Parker:

- Parker represents Paxton Township.
- The township is concerned about damage to the roads used for hauling to and from the project site. Paxton wants Hentges to fix any damage they cause.
- The township is also concerned about dust control by the farm places along the roads used for hauling manure.

- A lot of the fields on which manure is to be applied are in Paxton Township, so the township's roads will be used to haul manure.
- The township wants to see conditions placed on the permit protecting the roads.

Dean Guggisberg:

- Guggisberg represents Sherman Township, where the barn is proposed to be built.
- Hentges is working with Sherman Township regarding road use and maintenance.

Hentges made the following statements in response to the townships:

- They are fine with fixing roads that they damage, and use dust control where needed.
- Hentgeses will sign agreements with the townships about road maintenance.

Chair Madsen then asked if anyone present wanted to speak in opposition to the project. The following individuals made statements:

Deb Dirlam:

- Dirlam is from the Lower Sioux Office of the Environment.
- The Lower Sioux Council is concerned about their residents living within ½ of a mile of the project site, 2 or 3 of which are elderly. Elderly people are a group that can be sensitive to odor.
- The Council is also concerned about how this project may affect future development in the community, for residential development.
- Dirlam is concerned also about the effect of the feedlot on two other locations on or near the Lower Sioux Community: the historic mission site and the Dakota Ridge Golf Course.
- Dirlam is concerned that the feedlot's water use will affect the Lower Sioux water. The Council commissioned a study on the well protection area.
- Dirlam is concerned about the proximity of the project to the nearby private ditch, which downstream turns into Wabasha Creek. She thinks that the required 300 foot setback may not have factored in the large rain events we have been experiencing the last several years.

Cheyenne St. John:

- St. John is the Lower Sioux Tribal Historical Preservation Officer.
- She is concerned about nearby tribal cultural properties, where tribe members gather cultural plants and medicines.
- St. John is also concerned about active prayer and ceremonial sites that are less than ½ mile west of Porter Avenue.
- She is concerned that the feedlot will adversely impact the Lower Sioux Community's access to the plants and ecological resources of these cultural sites.

John Hogan:

- Will the manure be spread in the fall?
- How will the manure be hauled?
- Why did Hentges choose this particular site? Why wasn't a site farther west chosen, so it is in the middle of the proposed manure application areas?
- Hogan is concerned that the feedlot will affect his property.

Hentges made the following statements in response to the opposition:

- Kyle went and spoke to the neighboring residents. One man, whose name Kyle did not know, who lives in a trailer house on the Lower Sioux land, told Kyle he was ok with the feedlot project.
- Manure will be hauled in spreaders or in semis, depending on the distance.
- Manure will be spread on 250 acres per year, in a three-year rotation.

- The site was chosen because of its proximity to the fields where manure will be applied, and because it is a little ways off the beaten path, not right on the highway, where it will be out of site.
- There other hog barn to the west that Hentges needs to stay away from, for biosecurity reasons.

Brozek stated that he reviewed other potential sites with Hentges. They looked at how these sites met the setbacks. Some sites did not meet the Odor Offset model requirements. One was too close to a group of neighboring residences. Another site was closer to the Lower Sioux Community than this one.

Brozek asked St. John to indicate on an aerial image of the area the location of the ceremonial sites she had talked about. St. John said she was not authorized to show the exact locations, because they are open-air locations and the Council is concerned about vandalism. However, she did mark two approximate locations on a map, which was placed in the permit file.

Wold noted that the locations indicated by St. John are about ¾ of a mile from the project site, which would meet the required setback for “dedicated places of worship.”

There was some discussion concerning other feedlots that are located closer to the golf course (1/2 of a mile from the western edge of the golf course, on Ranch Avenue) than the one proposed by Hentges. It was the consensus of the neighboring landowners present that some existing feedlots were built around the same time at the golf course, but it was not clear which came first. It was noted that the proposed project is about 2 miles east of the golf course.

Brozek asked whether there had been any effect on the golf course from the feedlot on Ranch Avenue. Dirlam did not know.

It was noted that the historical site is located 1.5 miles away from the project site.

The Planning Commission discussed the findings of fact (attached to permit).

Huseby made a motion to recommend approval of permit #12-19, subject to the conditions recommended by staff, along with additional conditions requiring the application to enter into and abide by road maintenance agreements with both Sherman and Paxton Townships.

Zeug seconded the motion and it passed unanimously.

Brozek noted that the next Board of Commissioners meeting will be on July 2<sup>nd</sup>, and he will present the Planning Commission’s recommendations from this meeting to the Board of Commissioners at that time.

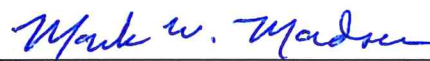
The Commissioners reviewed and discussed the minutes from the May 20<sup>th</sup> Planning Commission meeting. On a motion by Zeug seconded by Kaufenberg the minutes from the May 20<sup>th</sup> Planning Commission meeting were unanimously approved as presented.

On a motion by Zeug, seconded by Kaufenberg, the meeting was adjourned at 3:14 pm.



---

Nick Brozek  
Land Use & Zoning Supervisor  
Redwood County Environmental Office



---

Mark Madsen, Chair  
Redwood County Planning Commission