



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: July 29, 2019

A meeting of the Redwood County Planning Commission convened on Monday, the 29th day of July, 2019, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Scheffler, Mike Kaufenberg, Jeff Huseby, DaVonna Zeug, and Commissioner Dave Forkrud. Mark Madsen was absent. Also present were the following individuals: Adam Kronback, Russell Kronback, Grant Kronback, Doreen Kronback, David Dauer, Land Use & Zoning Supervisor Nick Brozek, and Administrative Assistant Lali Ortega.

At 1:00 p.m. the regularly scheduled July 29th, 2019 Redwood County Planning Commission meeting was called to order by Vice-Chair Scheffler.

Vice-Chair Scheffler read aloud the rules and procedures of the meeting.

At 1:02 p.m. Vice-Chair Scheffler called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit #13-19, submitted by Adam Kronback and Russell Kronback.

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

1. Adam Kronback is proposing to expand an existing small cattle feedlot, currently consisting of 80 cow/calf pairs (96 animal units) in total and partial confinement barns. This includes 65 cow/calf pairs housed in a 70' x 120' total confinement barn, 13 cow/calf pairs housed in a 30' x 48' partial confinement barn, and 2 cow/calf pairs housed in a 20' x 33' total confinement barn.
2. Kronback proposes to construct a new 81' x 198' total confinement barn to house 250 head of slaughter cattle. This will be in addition to the existing barns, which will continue to be used to house 80 total cow/calf pairs. The total animal units will be 346.
3. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for the expansion of any feedlot so that more than 300 animal units are housed on the site, and for the construction of a new manure storage structure (permanent stockpile).
4. The feedlot is located in Section 8 of Lamberton Township, on the west side of Harvest Avenue. The site is a farm site with the address 14706 Harvest Avenue. The site is owned by Russell Kronback, who signed the Conditional Use Permit Application as the landowner.

5. An estimated 996,450 gallons of water will be used by the feedlot annually. The site will be served by an on-site well. If, in the future, the site uses over 1 million gallons per calendar year, Kronback will need to apply for and obtain a water appropriations permit from the DNR.
6. All the barns will have concrete floors. The manure stockpile will also be constructed of concrete. Additionally, there is an existing 60' x 60' covered feed storage structure on the site. Bedding is stored outside (bales).
7. The manure stockpile structure will be located on the east end of the new barn. It will consist of an 8" poured concrete slab reinforced with re-rod. It will have 6' tall, 8" thick concrete walls on the south and southwest sides of the slab. The slab will be sloped down toward the southwest corner, so that the walls will contain surface water runoff.
8. The closest public drainage ditch to the site is CD 69, about 2500 feet south of the site.
9. The closest county tile main is a 36" main line of CD 69 located about 550 feet west of the site.
10. The four nearest dwellings to the proposed site are as follows: Sally Kronback, about 1225 feet south of the site; Mark & Anita Vogel, about 2600 feet south of the site; Steven Hamilton, about 2600 feet northeast of the site; and a farm dwelling owned by Minnie Kronback, about 2800 feet west of the site. Additionally, there is an uninhabited farm site owned by Vernon & Joann Draeger, about 2400 feet northwest of the site.
11. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
 - S. Kronback – 97% annoyance free
 - Vogel – more than 99% annoyance free
 - Jaeger – 99% annoyance free
 - Hamilton – 99% annoyance free
 - M. Kronback – more than 99% annoyance free
12. Most of the manure will be stored inside the barn in a deep pack. Corn stalk bedding is used.
13. The calving cows are only on the site for 6 months out of the year. They are moved to pasture after they calve.
14. Dead animals will be composted on the manure storage area. A base of dry bedding will be placed down under the carcasses to absorb any fluid. Manure will be layered over the top of the carcasses to aid in composting and prevent scavengers.
15. Kronback will sell the manure generated by the feedlot.
16. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Adam Kronback was present at the meeting to explain the project. He made the following statements to the Commission:

- The feedlot is on his parents' farm site.
- He wants to build a 198' x 81' building with an indoor feedline.
- The building will have 6' tall concrete stem walls and will be open on the south side.

- The building will house 250 head of steers.
- On the east end of the barn, there will be a 30' x 81' concrete manure storage pad, with 6' tall concrete walls on the south and west sides.
- Currently, the feedlot is small, consisting of 40 cow/calf pairs, in an existing barn with capacity for 80 cow/calf pairs.
- The barns will be used to house the animals in the winter. During the summer, they will be on pasture and corn stalks.

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

- Where will the new building be located on the site?
- How will the manure storage pad be used?
- How will the manure be handled?

The applicant responded to the Planning Commissioners' comments and questions as follows:

- The new barn building will be constructed in the southwest corner of the farm site, and is labelled as "building #4" on the map attached to the application.
- Most of the manure generated by the feedlot will be in deep-pack storage inside the barn, which will have a concrete floor. The outdoor manure storage pad is for extra storage capacity, for times when the barn has to be cleaned out, but field conditions do not allow it to be field applied. The manure will be sold to a local farm corporation. It will be hauled directly from the feedlot and applied to nearby fields. There will be no off-site stockpiling of manure. The plan is to clean out the barn once per year.

Brozek stated that the nearest 3rd party dwelling to the site is currently that owned by the applicant's sister, Sally Kronback, and it is only 1200 feet from the proposed feedlot, which does not meet the ¼ of a mile setback normally required for feedlots of the size proposed. However, Russell Kronback, who signed the feedlot CUP application as the landowner, contemporaneously sold the dwelling in question to Sally Kronback. Consequently, Russell Kronback was the owner of both sites on or around the time the application was made. Therefore, the setback was determined not to apply in this case, and no variance was required. Additionally, Brozek spoke with Sally about the project, explained the setback requirements, and Sally informed Brozek that she supported the project.

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

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

Vice-Chair Scheffler closed the public hearing at 1:12 p.m.

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

Zeug made a motion to recommend approval of permit #13-19, subject to the conditions recommended by staff.

Kaufenberg seconded the motion and it passed unanimously.

At 1:19 p.m. Vice-Chair Scheffler called to order a public hearing on Conditional Use Permit #14-19, submitted by David Dauer.

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

1. Mr. Dauer is seeking to operate a custom butcher shop in an existing 30' x 40' outbuilding at his residence. He will butcher cattle that his customers bring to him for processing. The most he would butcher would be 100 cattle per year.
2. Dauer was operating the business without a permit, until it came to the attention of the Minnesota Department of Agriculture, which licenses meat processing facilities. Through the state licensing process, Dauer was required to contact the County to find out how to legally handle the processing wastewater. County staff informed Dauer that businesses primarily engaged in animal processing require a Conditional Use Permit.
3. The business is located at 39153 CSAH 16, about 2 miles east of Clements.
4. Dauer has the offal from the animals he processes picked up by Central Bi-products and rendered. A small amount of wastewater, mixed with some blood and bone meal, is generated. Dauer plans to compost this material, and has gotten approval for such composting from the Minnesota Pollution Control Agency.
5. The three closest neighboring dwellings to the site are as follows: a farm building site owned by Steve MacHolda, about 2300 feet southeast of the site; Ronald & Janice Treml, about 3200 feet southwest of the site; and Mary Lange, about 3200 feet north of the site.
6. Additionally, there is an abandoned farm site owned by Thomas Rothmeier, about 2900 feet northwest of the site.
7. The closest county ditch to the site is County Ditch 24, about 800 feet west of the site. The closest county tile line to the site is a 10' branch of County Ditch 24 (Branch 25, Branch A), about 500 feet west of the site.
8. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

David Dauer was present at the meeting to explain the project. He made the following statements to the Commission:

- He constructed a 30' x 40' shed on his property, which he uses for slaughtering cattle and pigs.
- He also slaughters an occasional sheep.
- Dauer prefers not to process deer.
- He slaughters animals for the people who own said animals. This is done as a service to help out family, friends, and local farmers, who have raised animals for meat but who do not have time or space to do the butchering themselves.
- Dauer maintains a small feedlot on the site (cattle and hogs).
- He wants to butcher up to 125 animal units of livestock annually.
- The MDA and MPCA have approved his facility and they have inspected the site.
- The offal from the butchering process is picked up by Central Bi-products, under contract, and rendered at their rendering facility near Redwood Falls.
- He will compost his wastewater in his manure pile. There is a small amount of blood, and bone meal from the saw, in the water, along with hydrogen peroxide.

The Planning Commission had the following comments and questions for the applicant:

- Is the site open to the public?
- Where is the building located on the site?

The applicant responded to the Planning Commissioners' statements and comments as follows:

- The site is open only to the people who arrange to bring an animal to be slaughtered. There is no retail sale of meat or other products taking place.
- The building is directly south of Mr. Dauer's house.

Brozek stated that he received confirmation via email from the MPCA approving the wastewater compost process.

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

Vice-Chair Scheffler 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).

The hearing was closed at 1:26 p.m.

Zeug made a motion to recommend approval of permit #14-19, subject to the conditions recommended by staff, and with the amended condition that the business be limited to processing 125 animal units of livestock annually.

Huseby seconded the motion and it passed unanimously.

Brozek noted that the next Board of Commissioners meeting will be on August 6th, 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 30th Planning Commission meeting. On a motion by Forkrud seconded by Zeug the minutes from the May 30th Planning Commission meeting were unanimously approved as presented.

The Commissioners reviewed and discussed the minutes from the June 24th Planning Commission meeting. On a motion by Zeug seconded by Huseby the minutes from the June 24th Planning Commission meeting were unanimously approved as presented.

On a motion by Zeug, seconded by Kaufenberg, the meeting was adjourned at 1:36 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Mike Scheffler, Vice-Chair
Redwood County Planning Commission

