



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 30, 2018

A meeting of the Redwood County Planning Commission convened on Monday, the 30th day of July, 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: Dennis Tauer, Kyle Prechel, Justin Reese, Environmental Director Scott Wold, Land Use & Zoning Supervisor Nick Brozek, and Administrative Assistant Lali Ortega.

At 1:00 p.m. the regularly scheduled July 30th, 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 1:03 p.m. Chair Kaufenberg called to order a public hearing on application for Conditional Use Permit #9-18 submitted by Dennis Tauer.

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

1. Dennis Tauer is proposing to expand an existing swine feedlot consisting of one 102' x 196' total confinement barn with 8' deep under floor manure storage pit, housing 2400 head of wean to finish swine. The proposed expansion will double the size of the feedlot, and will consist of one 102' x 196' total confinement barn with 8' deep under floor manure storage pit, housing 2400 head of wean to finish swine. The total number of head on the feedlot site after the proposed expansion will be 4800 head of wean to finish swine.
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 when constructing a new manure storage structure. The proposed expansion will add 960 animal units, per the Redwood County Feedlot Ordinance, or 720 animal units per state feedlot rules.
3. The feedlot is located in Section 20 of Brookville Township, on the corner of Porter Avenue and 190th Street. The site, the Northwest Quarter, except a farm site tract, is owned by Mr. Tauer.
4. An estimated 2,000,000 gallons of water will be used by the feedlot annually. The applicant will apply for a Water Appropriations Permit from the DNR. There is one well on the site, located about 105 feet northeast of the existing barn, about 60 feet from the edge of the right-of-way of 190th Street.

5. The barn will have an 8' deep manure pit divided into two sections by a 12" thick divider wall on a 10" x 36" footing reinforced with #4 rebar. There will be 3 manure pump-outs in each section, on the east and west sides of the barn, for a total of 6. The feed bins will be on the north side of the barn. Footings, walls, and floor will be made from 4000 psi concrete with 2 lbs. of fiber mesh (fibrillated polypropylene Olefin fibers) per cubic yard. The pit floor will be 5" thick concrete with 8" x 16" footings, reinforced with #4 rebar, under the end and side walls. The end and side walls will be 8" thick poured concrete reinforced with #4 rebar 12' on center, both vertical and horizontal. The pit will hold 981,600 gallons of manure, or 12 months storage.
6. The barn will have 4" perforated perimeter tile around the outside of the pit footing.
7. The closest county ditch to the feedlot will be JD 30, R & B, about 4500 feet northeast of the site. The closest county tile main is 1400 feet south of the feedlot site.
8. The three nearest dwellings to the proposed site are as follows: Allan Wendt, 41256 190th Street, about 850 feet east of the site; Eugene Tauer, 19233 Porter Avenue, about 1450 feet north of the site; and Fred & Karen Dauer, 41600 190th, about 2300 feet southeast of the site. Additionally, Dennis Tauer's dwelling is located 2500 feet south of the site.
9. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
 1. Wendt – 88% annoyance free
 2. Eugene Tauer – 93% annoyance free
 3. Dauer – 96% annoyance free
 4. Dennis Tauer – 96% annoyance free
10. Mr. Tauer has 966 acres listed on his manure management plan available for spreading the manure. These fields are located in Brookville Township Sections 8, 17, 18, and, Sundown Township Section 22, and Willow Lake Township Section 31.
11. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Dennis Tauer was present to explain the project. He made the following statements to the Planning Commission:

- Dennis brought his two sons with him to the meeting.
- Wants to build an additional hog barn on his feedlot site. Right next to the barn that he built three years ago.
- A variance application for the barn was approved on Friday, July 27, 2018.
- The new barn will be identical to the existing barn. Tauer did a lot of research and spoke with numerous hog barn operators to figure out the best barn configuration.
- Tauer uses pit additives to control the odor and ammonia. The smell can be unpleasant a few days per year, but generally the additive does a good job reducing odor. It does still smell like a pig barn, however.
- Tauer custom feeds pigs for local farmer (and Dennis's cousin) Dan Tauer.
- The site is accessed from Porter Avenue. Tauer will extend the gravel parking and loading area further to the east and may add an approach to 190th Avenue, in the future.

The Planning Commissioners had the following questions and comments:

- This is a simple project since it's a replica of the existing barn.

- Did Tauer receive an MPCA permit?
- Did Tauer review and understand the proposed permit conditions? Is Tauer fine with the proposed conditions?
- Will the dead pigs be composted?
- How far will the barn be from the neighbor, Wendt?

Tauer provided the following responses to the Commissioners:

- Tauer read and agrees with the proposed conditions.
- Tauer's pig supplier, Dan Tauer, has a central location nearby to the feedlot where they temporarily store all the dead pigs for the rendering truck to pick up.
- Tauer is working on obtaining his water appropriations permit from the DNR. He has a 100 gpm well, which is more than enough water. He only needs 27 gpm.
- The barn will be 870 feet from Wendt's house. Wendt has a nice grove, which will buffer the yard from the feedlot.
- Odor problems are worse when there is no wind.
- There is a 30 day comment period before the MPCA permit can be issued.

Brozek informed the Commissioners that the UMN Odor OFFSET model shows an annoyance free rating of 88% for the Wendt residence, and 96% and above for all others.

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.

Kaufenberg closed the public hearing at 1:05 pm.

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

After some discussion detailed above, at 1:20 pm, Scheffler made a motion to recommend approval of Conditional Use Permit application #9-18, subject to the conditions proposed by staff. Madsen seconded the motion and it passed unanimously.

At 1:21 p.m. Chair Kaufenberg called to order a public hearing on application for Conditional Use Permit #10-18 submitted by Kyle Prechel o/b/o landowner Scott Guggisberg.

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

1. An *Application for Conditional Use Permit* has been filed by Kyle Prechel for the operation of a business engaged in farm tractor, implement, and vehicle repair on the following described property, situated in the County of Redwood, State of Minnesota, to wit: The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Sixteen (16), Township One Hundred Ten (110) North, Range Thirty-six (36) West, Willow Lake Township. The business is located in the "A" Agricultural District.
2. The site is owned by Scott Guggisberg and it is also the location of Mr. Guggisberg's dwelling. Mr. Guggisberg signed the Conditional Use Permit Application, as the landowner.

3. Section 7, Subd. 3, Paragraph 9 states that it is a conditional use in the agricultural district to operate any "agricultural related business related to farm tractor, truck, or automobile repair." Consequently, Mr. Prechel was asked to apply for a Conditional Use Permit.
4. The business is located in a 54' wide by 67' long farm shop building. There is a concrete apron on the east and west sides of the building, along with a graveled parking and loading area.
5. The business is open from 8am to 4pm Monday through Friday. Prechel has a partner in the business, Justin Reese. They have no employees.
6. Used oil filters, oil, and anti-freeze will be collected and contained on site. It will be disposed of by Hoffman Filter Service, of St. James, under contract. General business waste will be collected and disposed of by Prechel via a Southwest Sanitation dumpster he has on his home site.
7. The business is not screened from the public roadway, but it is set back 700 feet from CSAH 4, to the south, and 800 feet from Knox Avenue, to the east. No business materials will be stored outside. Customer equipment will be parked outside temporarily until it is moved into the shop to be worked on.
8. The building includes an office and bathroom. The business building and office (including bathroom if held open to the public) will need to be handicapped accessible and inspected by a licensed building inspector.
9. The closest county ditch to the proposed Conditional Use is CD 68, Lat A, about 700 feet north of the site. The closest county tile line to the site is a 6-inch main, part of CD 68, about 750 feet south of the site.
10. Two residences, other than that of the landowner, are located within ½ mile of the conditional use. The nearest third-party residence to the business is that of Shelly & Shawn Willhite, located at 30479 CSAH 4, about 2100 feet west of the conditional use. The only other dwelling within a half mile is that of Jason & Barbara Guggisberg, located at 19598 Knox Avenue, about 2400 feet northwest of the conditional use.
11. The proposed conditions for the *Application for Conditional Use Permit #10-18* submitted by Kyle Prechel are attached hereto.

Kyle Prechel and Justin Reese were present to explain the project. They made the following statements to the Planning Commission:

- Prechel and Reese want to operate a farm tractor/ag equipment repair shop in Willow Lake Township.
- Prechel used to work for Kibble Equipment (for 7 years) and has been repairing Ag equipment all his life.
- They may repair a few cars also, here and there, but it will be primarily tractors and agricultural equipment.
- They plan to run a smaller operation, and have lower fees, to cater to smaller farms.
- Used fluids, such as antifreeze and oil, will be contained and disposed of by a filter service.
- A dumpster will be available for trash.
- The hours of operation of the business will be 8am to 4 pm Monday through Friday.

The Planning Commissioners had the following questions and comments:

- Will the business be in an existing building?
- Is the building on Scott Guggisberg's yard?
- Guggisberg's building is set back quite a ways from the roads.
- What is the current use of the building?
- Are there parking areas available?

- How big is the building?
- Will equipment sit outside?
- Will old equipment be kept on site for parts?
- Is sewer system needed?
- Will a sign be erected on site to advertise for the business?
- Have the applicants seen and do they agree with the proposed permit conditions?

Prechel and Reese provided the following responses to the Commissioners:

- The business will be located in an existing building on Scott Guggisberg's home farm site.
- Guggisberg and Prechel farm together. Prechel and Reese will rent the building from Guggisberg.
- The building is currently used as a farm shop, where Guggisberg and Prechel work on their own tractors and equipment.
- There is adequate space for parking. Business will not be high volume. They won't bring in more work than they can handle.
- The shop is 54' x 67'.
- Not much equipment will be kept outside, only stuff that is waiting to be worked on or waiting to be picked up by the owner.
- No old equipment will be kept outside, for parts or other reasons.
- May put up an advertising sign at the end of the driveway, 8' x 8' max size.
- Prechel and Reese understand and agree with the proposed conditions.

Brozek stated that a septic holding tank is required for the bathroom in the building. However, if the bathroom is not open to customers, it will not need to be handicapped accessible. The building and parking will need to be accessible, though.

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.

Kaufenberg closed the public hearing at 1:28 pm.

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

The Planning Commissioners discussed the permit application further, including the following points:

- Ag repair is a low impact use. The building is already used for that purpose on a private basis.
- The business will be contained in the building, farm from neighbors, and will only operate weekdays during the day. This type of use is specifically listed in the Ordinance as a Conditional Use.

Scheffler made a motion to recommend approval of Conditional Use Permit application #10-18, subject to the conditions proposed by staff. Rohlik seconded the motion and it passed unanimously.

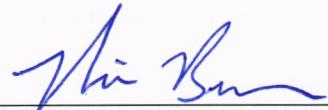
The Commissioners reviewed and discussed the minutes from the June 25th Planning Commission meeting. On a motion by Scheffler seconded by Rohlik the minutes from the June 25th Planning Commission meeting were unanimously approved as presented.

Wold provided an update about the ordinance amendment project. The Environmental Office received a draft ordinance from the codifier, but is waiting for the codifiers written list of changes and recommendations. This should be received within 30 days.

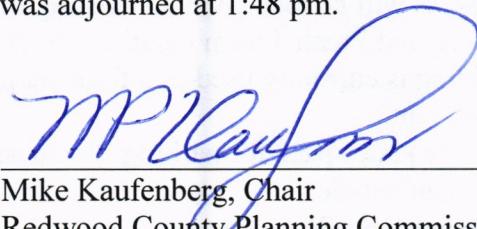
Wold and Brozek provided an update on the Mike Rasmussen permit:

- Rasmussen provided a written proposal for fixing the property line.
- Schmidt responded via email.
- The email correspondence was forwarded to the Commissioners.
- Rasmussen said he would have all the required info to take to his banker to get his Letter of Credit (LOC) by Friday, June 29. However, the Environmental Office has seen the LOC yet.
- The current LOC is for \$30,000 and expires Dec 31, 2018.

On a motion by Huseby, seconded by Forkrud, the meeting was adjourned at 1:48 pm.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Mike Kaufenberg, Chair
Redwood County Planning Commission

Redwood County Planning Commission Meeting

Date: 7-30-18

NAME
(Please **PRINT** legibly)

Dennis Taun

Kyle Prechel

Justin Reese

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