



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: November 25, 2019

A meeting of the Redwood County Planning Commission convened on Monday, the 25th day of November, 2019, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mark Madsen, Mike Scheffler, Mike Kaufenberg, Jeff Huseby, DaVonna Zeug, and Commissioner Dave Forkrud. Also present were the following individuals: Daniel C. Fischer, Adam Barka, Jeff Schoer, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the regularly scheduled November 25th, 2019 Redwood County Planning Commission meeting was called to order by Chair Madsen.

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

At 1:05 p.m. Chair Madsen called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit #15-19, submitted by Adam Barka of Christensen Farms.

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

1. Christensen Farms is proposing to construct and operate a 3300 head (990 animal units) wean-to-finish swine feedlot in Waterbury Township, Section 12. The feedlot will be constructed on 5 acres in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4).
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained for the construction of feedlot housing more than 300 animal units, and for the construction of a new manure storage structure.
3. The property is currently owned by Jeff Schoer, a local farmer. Christensen Farms has an agreement to purchase 5 acres from Schoer, to construct the feedlot. The feedlot will be owned and operated by Christensen Farms.
4. The barn will be approximately 102 feet wide and 240 feet long. It will be a tunnel ventilated barn. Manure will be collected and stored in an 8' deep, underfloor, poured concrete pit, with capacity to hold 1,172,504 gallons of manure (12 months).
5. The average weight of the pigs will be 270 lbs. each. There will be two turnovers each year. Each batch of pigs will remain in the feedlot for about 175 days, and there will be 15 days between groups.

6. A well will be installed to provide water to the feedlot. Christensen Farms anticipates that the feedlot will use 1,039,500 gallons of water annually, which will require them to apply for a DNR Water Appropriations Permit.
7. A perimeter footing drain will be installed to drain the ground around the pit, in order to decrease hydrostatic pressure on the pit walls. The drain will be a "forma drain" style footing drain.
8. The barn will be constructed in the summer of 2020. It will be set back 150 feet from the right-of-way of Jade Avenue.
9. Manure from the feedlot will be sold and applied on local farm fields in the spring and fall. It will be disc-incorporated. The fields on which the manure will be applied are located in Waterbury Township section 12, Willow Lake Township section 6, and New Avon Township sections 19 and 31. In total, there will be 577.3 acres available for land application of the manure.
10. The manure pit plans have been drawn up by Alan D. Larsen, P.E. The pit will consist of two compartments, arranged side by side. There will be 5 manure pump-outs on each side (each compartment), for a total of 10 pump-outs.
11. Soil observations were performed by the engineer. The soil profile shows 1.5 feet of topsoil at the site, with clay below. The clay layer shows mottling (seasonal high water table) at a depth of 3 feet. The actual water table found during the soil observation was at a depth of 5 feet. The proposed pit floor depth will be at 6 feet below the existing grade, or one foot below the actual water table, and 3 feet below the seasonal high water table.
12. The pit floor will consist of 5 inches of 3500 psi concrete with 1.5 lbs. of fiber mesh per yard.
13. A perimeter drain tile system will be installed, including a sump and lift pump to drain the water into existing field drain tile. A ten-inch standpipe will be installed to allow inspection of the perimeter tile. An emergency shut-off valve will be installed so that the flow from the perimeter tile into the field drain tile system can be closed off.
14. The pit will have 8" thick poured concrete perimeter walls, using 4000 psi concrete. The walls will be reinforced with #4 re-rod 12 inches on center both vertically and horizontally. There will be a 1"x2" keyway at the joint between the floor and the wall. The wall will be supported on an 8"x16" footing reinforced with two #4 re-rod.
15. The divider wall between the two pit compartments will be 12" thick poured 4000 psi concrete. The concrete will be reinforced by two layers of #4 re-rod, 12" on center both horizontally and vertically. The divider wall will be supported on an 8" x 24" footing reinforced with two #4 re-rod.
16. The slats will be supported on 12" x 12" square, or 14" diameter round, poured concrete columns. The columns will be reinforced with four #4 vertical re-rod with #3 re-rod ties 12" on center. The columns will be supported on 36" x 36" x 8" footings reinforced with three #4 re-rod each way.
17. Christensen Farms submitted an "Air Emissions Plan" that includes the following practices:
 - Regular cleaning of the feedlot facility.
 - Regular maintenance of feed and water lines, to prevent and clean up spilling.
 - Regular maintenance of exhaust fans, to prevent dust build-up.
 - Removal of the manure annually.

Handling of animal manure per the Minnesota Board of Animal Health rules.

18. In the event the problematic emissions or odor occurs, the following actions may be taken:
 - Cleaning of the pit.
 - Use of pit additive.
 - Planting of trees as a windbreak.
19. A 10'x20' concrete dead animal management area will be constructed at the feedlot site. Christensen Farms' MPCA permit application allows for multiple options for disposing of dead animals, including storage for pick-up and rendering, composting on site, and incinerating.
20. Redwood County has produced swine composting guidelines, which include, among other requirements, three separate composting bays, each containing at least 20 cubic feet of area for every one pound daily normal mortality.
21. The closest public drainage ditch to the site is JD 36 R&B, about 1900 feet south of the site. Additionally, CD 54 is located about 2300 feet northeast of the site.
22. The closest county tile main is a 6" main line of CD 54, located about 270 feet northeast of the site.
23. The three nearest dwellings to the proposed site are as follows: a farm site owned by William Jenniges, about 3350 feet south of the site; Dan Fischer, about 3720 feet northwest of the site; and David & Jayne Lange, about 4350 feet west of the site.
24. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
 - Jenniges – 98% annoyance free
 - Fischer – 98% annoyance free
 - Lange – 98% annoyance free
25. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

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

- Barka is the Director of Environmental Stewardship at Christensen Farms (CF).
- CF is proposing to construct and operate a 3300 head total confinement hog barn, with 8 foot deep concrete pit, measuring 102' x 240'.
- The manure from the barn will be applied to nearby fields. 570 acres is available for the manure. Ownership of the manure will be transferred to the farmer of the land.
- The barn will be tunnel-ventilated.
- A driveway and gravel pad will be built to accommodate semi-trucks turning around on the site, so they will not need to turn around on the road.
- CF plans to use a licensed commercial manure applicator to pump the pit and apply the manure to the land. The plan is to haul the manure in manure tanks.
- The pit has been designed by an engineer.
- Soil observations were performed by the engineer.
- The engineer will oversee the construction process.

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

- Will the barn be built on bare ground, or is there already a building site and/or grove there?
- Will a well be installed on the site?
- What is the process for obtaining a DNR water appropriations permit? Is approval automatic?
- Will trees be planted around the site?
- Does CF have other barns close by?
- How does the tunnel ventilation work?
- Is there a long-term signed agreement for application of the manure on the 570 acres?
- CF submitted a neighbor complaint policy with its application.
- Where is the barn to be located on the property?
- Odor OFFSET model shows an annoyance free rating of 98% for the three closest dwellings.

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

- The site is currently tilled land.
- A well will be installed. CF has applied for a DNR water appropriations permit. The process used to be a general permit for all applicants. Recently the DNR has started issuing individual permits, but CF has never failed to be awarded one, when they've applied. CF is requesting an appropriation of 1.5 million gallons per year, but won't use that much.
- CF is open to planting trees on the north and west side, and the south side too if needed. Two or three rows, with a mix of shrubs and evergreens.
- CF has other barns in Redwood County, but they are 10 to 15 miles from this site, in Gales and Sundown Townships.
- With tunnel ventilation, there are no curtains, and the air ventilation is forced, using fans.
- The fans will be on the west side, drawing the air through the barn from the east, and forcing it out to the west.
- The Schoers want the manure. They have entered into a long-term signed agreement for transfer of the manure.
- CF is invested in the community and understands that their neighbors are also invested in the community. CF wants to work with neighbors to address any issues that arise.
- CF plans on planting trees on the north and west sides of the site. They prefer to plant one row of shrubs and one row of evergreens.
- Not all pit additives work in every barn. CF watches for crusting of the manure, and will use additive, but does not use additive unless it is needed.

Brozek stated that he had received phone calls and emails from several interested parties. Betsy Holm owns property south of the proposed feedlot site. She requested that vegetative screening and pit additive be used to control odor. William Jenniges (Holm's brother), who owns the closest building site to the proposed feedlot, emailed to agree with Holm, as did Jenniges's renter, Will Klann.

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. Dan Fischer came provided the following comments:

- Fischer is not opposed to the project, but he has some concerns:
 - o He wants to see the tree lines planted, that have been discussed.
 - o Will the manure be injected when it is applied?
 - o Will construction of this barn prevent Fischer from ever building a barn on his farm site?

Barka provided the following responses to Fischer:

- CF will plant two rows, one of shrubs and one of evergreen trees, on the north, west, and south sides of the site.
- The manure will be injected as applied, except in emergency situations it may be surface applied. However, it will only be surface applied if there is no way to inject or work it in, because it loses a lot of value as fertilizer if it sits on top of the ground.
- The state has increased setback requirements that must be followed if the manure is surface applied, and it is prohibited after December 1.
- CF policy is not to oppose the construction of other barns. They feel it would be disingenuous to do so. CF will work with neighbors so the situations work out best for all. In the past, CF did not oppose the construction of a new barn very close to a highly sensitive CF barn.
- CF notifies the county and the state before emergency pumping.

Chair Madsen closed the public hearing at 1:30 p.m.

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

Zeug made a motion to recommend approval of permit #15-19, subject to the conditions recommended by staff, and with the added condition that the permit holder plant and maintain one row of shrubs and one row of evergreen trees on the north, west, and south sides of the feedlot property.

Kaufenberg seconded the motion and it passed unanimously.

Brozek noted that the next Board of Commissioners meeting will be on December 3rd, and he will present the Planning Commission's recommendation from this meeting to the Board of Commissioners at that time.

The Commissioners reviewed and discussed the minutes from the July 29th Planning Commission meeting. On a motion by Forkrud seconded by Zeug the minutes from the July 29th Planning Commission meeting were unanimously approved as presented.

The Commissioners reviewed and discussed the proposed 2020 regular Planning Commission meeting schedule. On a motion by Zeug seconded by Huseby the 2020 regular meeting schedule was 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



 Mark Madsen, Chair
 Redwood County Planning Commission

PLANNING COMMISSION MEETING DATES FOR 2020:

Monday, January 27, 2020	1:00 p.m.
Application Deadline December 30, 2019	
Monday, February 24, 2020	1:00 p.m.
Application Deadline January 27, 2020	
March**NO MEETING SCHEDULED**	
Monday, April 06, 2020	1:00 p.m.
Application Deadline March 09, 2020	
Monday, May 18, 2020 (the 25th is Memorial Day)	1:00 p.m.
Application Deadline April 20, 2020	
Monday, June 29, 2020	1:00 p.m.
Application Deadline May 26, 2020	
Monday, July 27, 2020	1:00 p.m.
Application Deadline June 29, 2020	
Monday, August 31, 2020	1:00 p.m.
Application Deadline July 27, 2020	
Monday, September 28, 2020	1:00 p.m.
Application Deadline August 31, 2020	
Monday, October 26, 2020	1:00 p.m.
Application Deadline September 28, 2020	
Monday, November 30, 2020	1:00 p.m.
Application Deadline October 26, 2020	
SET 2021 MEETING DATES	
Monday, December 28, 2020	1:00 p.m.
Application Deadline November 30, 2020	

Hearings will be limited to 4 a meeting. Special hearings will be scheduled when needed to accommodate months with more than 4 projects and for applicants that cannot wait for the next scheduled meeting date.

Applicants that submit a completed application before the deadline will not be charged extra for a special hearing. If applicants submit an application after the deadline date and cannot wait until the next scheduled meeting the fee will be doubled to hold a special hearing.

**Meetings may be cancelled if there are no agenda items or there is inclement weather.

**Notice of cancellations will be posted on the Redwood County Board Room Door and on the Redwood County website, time permitting.

Please contact the Redwood County Environmental Office at (507) 637-4023 for details regarding specific dates.