



Redwood County

www.co.redwood.mn.us

## Application for Conditional Use Permit

Permit #: 5-20      Date: 7/6/20

**Location of Proposed Use:**

Address: 30946 Co Hwy 6      City: Redwood Falls      State: MN      Zip: 56483  
House #      Street Name

Parcel #: 64-024-1020 Township: Sheridan      Section: 24      Twp #: T-112-N      Range: R-37-W

**Legal Description:**

N 420' of E 598' NE 1/4 NE 1/4, 5.76 A

**Information about the Site:**

Zoning District: AGRICULTURE

NOTICE: Change of land use may affect your property taxes.

**General description of the building(s) and proposed use:**

Cement slab with concrete block walls on 3 sides. Would like to be able to dump dead stock straight trucks onto slab and load semi trailers with a ploader. This is not a compost site, nor a long term storage facility. It would be a short term transfer site for loading 1-2 semitrailers per day @ 4-5 days per week. The product we handle is whole animals off the farm. Hogs and cattle. No animal parts or slaughter plant by-products. Off the farm only. Product would never be on the slab for more than a couple hours, ever.

Building Size: (Please enter dimensions in feet) Not a structure, concrete slab

Width: 50ft      Length: 60ft      Diameter: \_\_\_\_\_      Total Height: 6' block walls on 3 sides

Setbacks: (Please enter in feet)

Side Yard Setback: 150      Direction: SOUTH  
 Side Yard Setback: 187      Direction: NORTH (To edge of 310th ST R/W)  
 Rear Yard Setback: 220      Direction: WEST

Road Type: COUNTY      Setback from the Right-of-Way: 265

Setback from the center of the road 315 ft

**Type of Sewer System:**

None at this time

**Drainage Plan:**

**Other Information:**

[Empty box for other information]

**Applicant Information:**

First Name: Jason Last Name: Behrendt

Business Name: \_\_\_\_\_

Address: 1065 Oak Street PO Box 144 City: Wabasso State: MN Zip: 56293

Home Phone: 507-323-2583 Cell Phone: Same Email: juniors ranch@yahoo.com

**Operator Information:** (Complete only if different from Applicant)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address: [ ] \_\_\_\_\_ City: \_\_\_\_\_ State: MN Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Owner Information:** (Complete only if different from applicant)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Address [ ] \_\_\_\_\_ City: \_\_\_\_\_ State: MN Zip: \_\_\_\_\_

HomePhone: \_\_\_\_\_ CellPhone: \_\_\_\_\_ Email: \_\_\_\_\_

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature [Signature] Date: \_\_\_\_\_

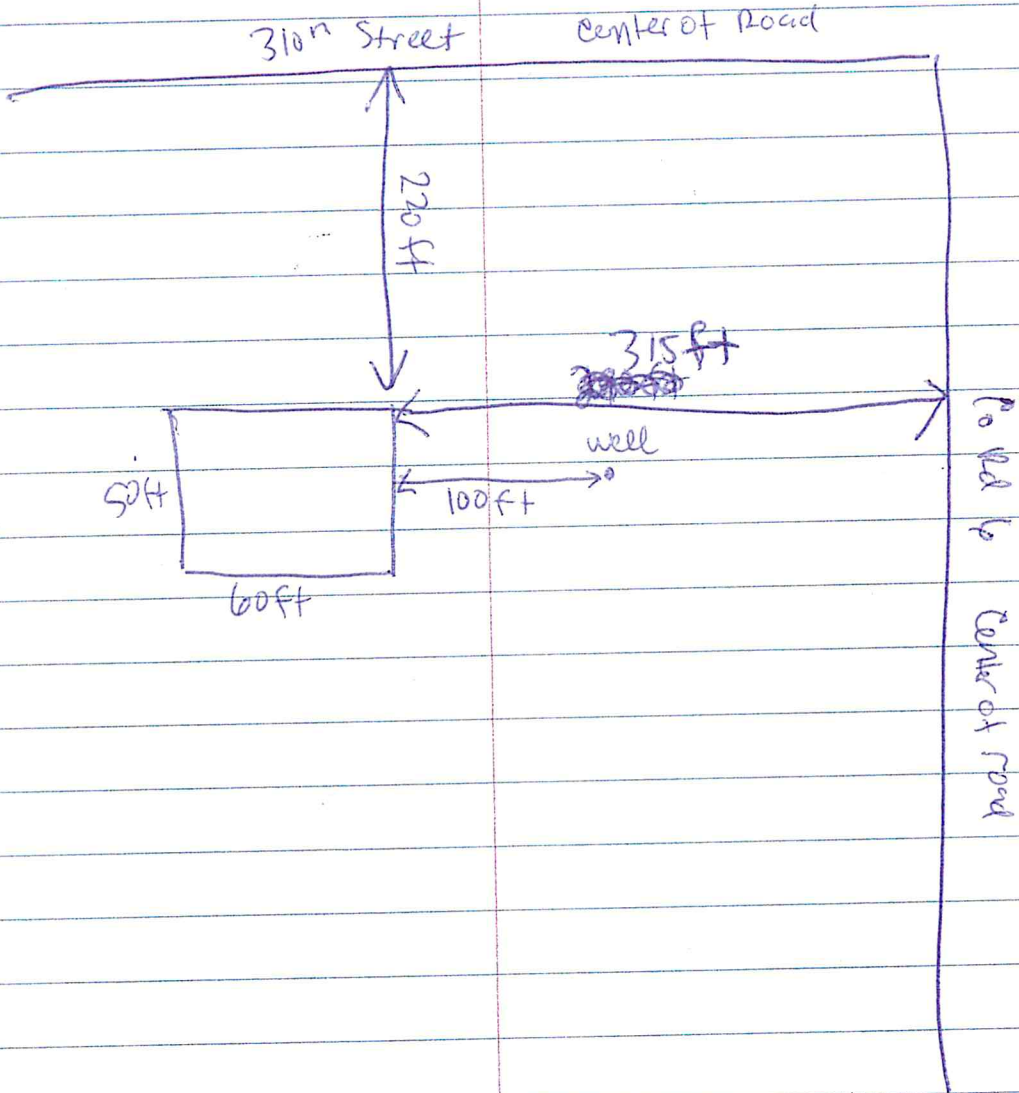
**Office Use Only:** \* The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 217049 Date Approved: \_\_\_\_\_

Application Received: 7/6/20

<b>Commission Action:</b>		<b>County Board Action:</b>	
Approved: _____	Date: _____	Approved: _____	Date: _____
Disapproved: _____	Date: _____	Disapproved: _____	Date: _____

(N)









- Legend**
-  Municipal Boundaries
  -  Sections
  -  Surrounding Counties
  -  Townships
  -  Open Ditch
  -  Drain Tile
  -  Lakes
  -  Rivers
  -  Address Points
  -  Lots
  -  Parcels
  -  Subdivisions
  - Major Roads**
  -  County/Twp/City
  -  State/Federal
  -  County
  -  Minor Roads

<b>Parcel ID</b>	64-024-1020	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	BEHRENT/JASON K & SARAH B
<b>Sec/Twp/Rng</b>	24-112-37	<b>Class</b>	1 TO 3 UNIT DWELLING		1265 OAK ST
<b>Property Address</b>	30946 CO HWY 6 RWF	<b>Acreage</b>	n/a		PO BOX 144
	56283				WABASSO MN 56293-0144
<b>District</b>	n/a				
<b>Brief Tax Description</b>	N 420' OF E 598' NE1/4 NE1/4, 5.76A (Note: Not to be used on legal documents)				

Date created: 7/20/2020  
 Last Data Uploaded: 7/16/2020 9:45:25 PM





Jason Behrendt &lt;behrendttrucking@gmail.com&gt;

**Inspection of off-site pickup point for livestock carcasses in accordance with Minnesota Rule 1721.0730**

1 message

**Wheeler, Courtney (BAH)** <courtney.wheeler@state.mn.us>  
To: "behrendttrucking@gmail.com" <behrendttrucking@gmail.com>  
Cc: "Fier, Jenna (USDA)" <Jenna.Fier@usda.gov>

Mon, Jun 29, 2020 at 8:11 AM

Mr. Behrendt,

Please find a summary of your inspection on June 25, 2020 conducted by Dr. Jenna Fier, Veterinary Medical Officer and Mike Fier, Animal Health Technician to verify compliance with Minnesota Board of Animal Health rules regulating carcass disposal.

*Mike Fier along with Dr. Jenna Fier inspected an off-site carcass pickup point located at 30946 Co. Hwy 6, Redwood Falls MN. This site is operated by Behrendt Trucking Inc. Behrendt Trucking Inc. owns and operates several trucks that pick up carcasses in the country and also several trucks that deliver carcasses to rendering plants. This site will serve as a reloading station to unload carcasses from smaller trucks and reload onto semi-trucks. The carcasses will be on a concrete pad for a very short time before they are reloaded. This is needed as sometimes carcasses are hauled to plants that are a long distance away.*

*The unloading site is very well built. It is a 50 x 60 feet concrete bunker with cement sidewalls about 6 feet high. The pad is sloped 6 inches towards the back which should stop any runoff from rain.*

*This site is in compliance with Minnesota Board of Animal Health (MBAH) rules regulating livestock carcass disposal and transportation. This site serves as an off-site pickup point and meets all requirements under Minnesota Rule 1721.0730. Carcasses left here are stored in an animal-proof enclosed area (50' x 60' concrete bunker with cement sidewalls about 6' high) that is at least 200 yards from any adjacent premises or water supply well. The enclosure is not refrigerated, and all carcasses are picked up within 72 hours.*

I have generated a state premises identification number, MN 202619, for your business in our database where this information will be maintained for 5 years. Please contact me with additional questions.

Thank you for working with us to prevent spread of animal disease.

**Courtney Wheeler** | Senior Veterinarian

**Minnesota Board of Animal Health**

625 Robert St. N

St Paul, MN 55155

O: 651-201-6800

C: 612-756-2810

[www.mn.gov/bah](http://www.mn.gov/bah)





**Conditions for Permit No. 5-20 (Jason Behrendt – livestock carcass transfer site)**

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards. No run-off water or discharge shall be allowed to escape from the unloading site bunker or trailers.
5. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
6. Appropriate steps shall be taken to prevent odor on the site, and to prevent the attraction of vermin to the site.
7. Carcasses must not be stored on the site overnight. All carcasses must be transferred and hauled out the same day that they arrive at the site.
8. Equipment must not be operated on the site between 8 P.M. and 6 A.M.
9. Trucks and trailers may not be washed out on the site.
10. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
11. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.







**REDWOOD COUNTY ENVIRONMENTAL OFFICE**

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

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

**REDWOOD COUNTY PLANNING COMMISSION**

**Jason Behrendt – carcass transfer site  
Conditional Use Permit Application #5-20  
July 27, 2020**

**FINDINGS OF FACT**

***ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.***

**In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:**

- 1) **What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents??**

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- 2) **What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?**

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3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

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4) What infrastructure is needed to support the proposed use and how will it be provided?

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5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

**TO:** Whom It May Concern

**FROM:** Nick Brozek <sup>AB</sup>  
Land Use and Zoning Supervisor  
Redwood County Environmental Office

**COPY**



**DATE:** July 16, 2020

**RE:** Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Jason Behrendt, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142(A)(30). Mr. Behrendt is proposing to operate a dead farm stock transfer station on a 50' x 60' concrete slab with 6' tall block sides, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The north 420 feet of the east 598 feet of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), of Section 24, Township 112 North, Range 37 West, Sheridan Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 27<sup>th</sup> day of July, 2020, at the MN West Learning Center in the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at [Environmental@co.redwood.mn.us](mailto:Environmental@co.redwood.mn.us), or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Jason Behrendt (w/encl.)

Redwood County Government Center - Environmental Department  
P.O Box 130 Redwood Falls, MN 56283  
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us





## NOTICE OF PUBLIC HEARING

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DATED: July 7, 2020

Nicholas W. Brozek  
Land Use and Zoning Supervisor  
Redwood County Environmental Office