



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: 56283
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, 5.76A

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 pycloader. 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: 1365 Oak Street PO Box 174 City: Wabasso State: MN Zip: 56293

Home Phone: 507-828-2583 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: _____

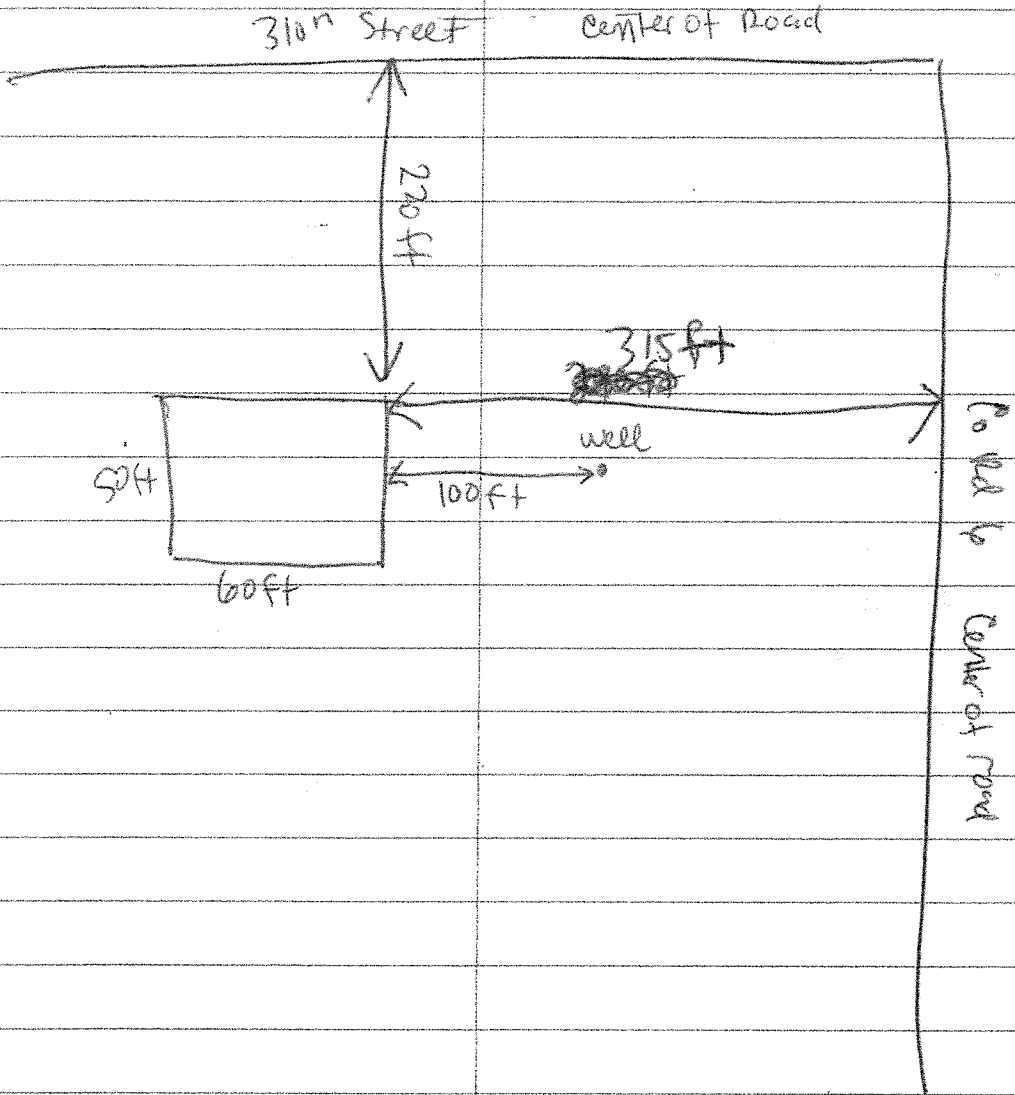
Office Use Only: * The section below is to be filled out by the Environmental Office Staff

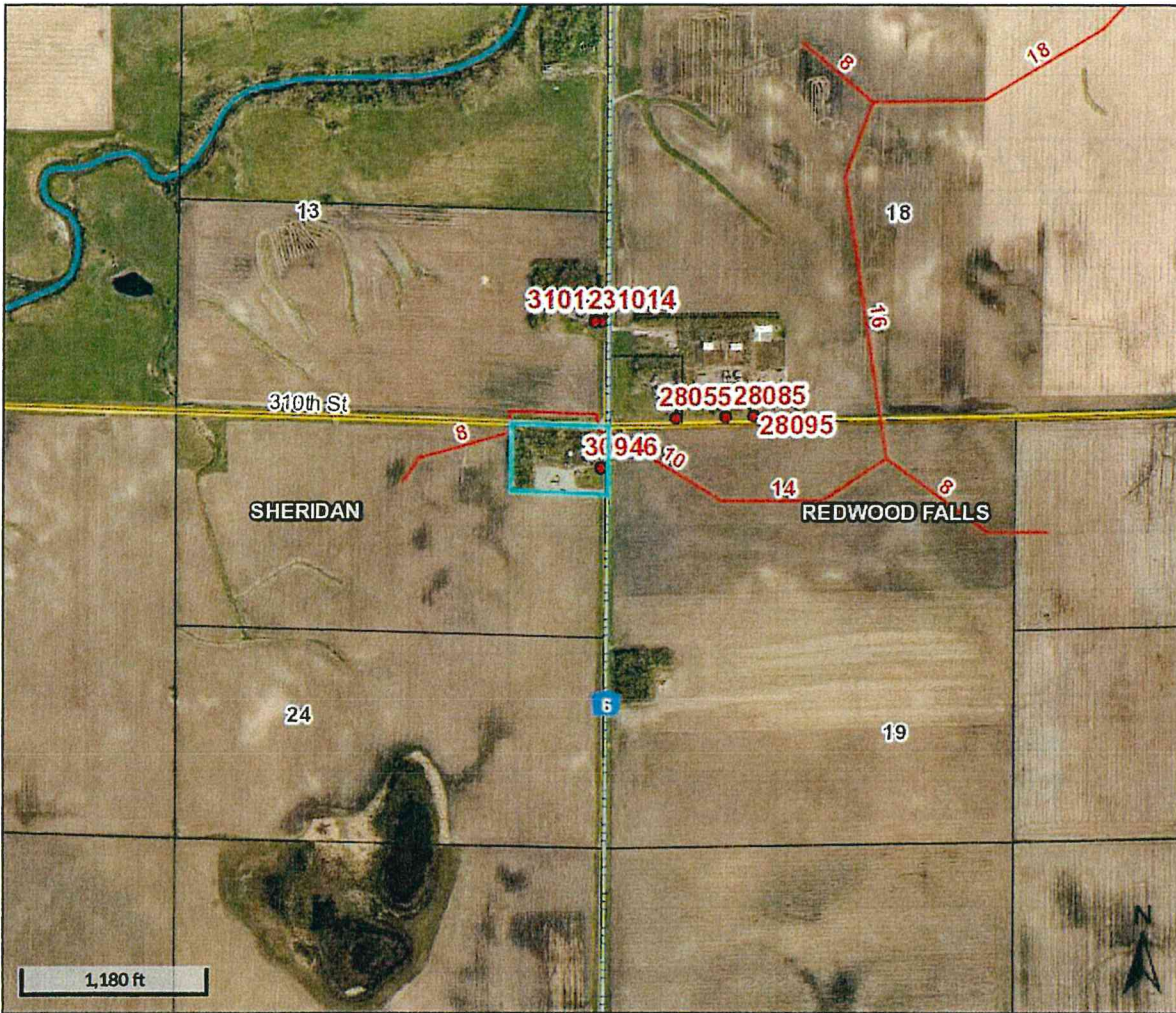
Permit Fee: \$700.00 Receipt #: 217049 Date Approved: _____

Application Received: 7/6/20

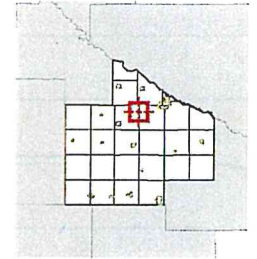
Commission Action:		County Board Action:	
Approved: _____	Date: _____	Approved: _____	Date: _____
Disapproved: _____	Date: _____	Disapproved: _____	Date: _____

(N)





Overview



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

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

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Developed by  **Schneider**
 GEOSPATIAL



Jason Behrendt <behrendttrucking@gmail.com>

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



Nick Brozek

From: Wheeler, Courtney (BAH) <courtney.wheeler@state.mn.us>
Sent: Thursday, July 23, 2020 10:34 AM
To: Nick Brozek
Cc: Hoefs, Brian (BAH); Fier, Michael J - APHIS; Fier, Jenna (USDA)
Subject: Off-site pick-up point vs. Collecting Station

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Brozek,

After consultation with Dr. Thompson, State Veterinarian, members of our field staff that inspect off-site pick-up points and collecting stations and our legal advisor, the Board of Animal Health has determined the following:

- This site is a collecting station.
- The requirements do NOT include the 200 yard requirement of an offsite pickup point.

As you are aware, you have the authority to enforce more stringent rules than state law requires.

For your reference, I have included information that we will be updating in our inspection guidelines to prevent this error (my error) from occurring in the future:

Minn. Rule 1721.0690 <https://www.revisor.mn.gov/rules/1721.0690/>:

"Off-site pickup point" means a location away from the building site where animals are kept and where carcasses may be placed for pickup by a carcass disposal service.

"Collecting station" means a site where carcasses may be unloaded for temporary keeping.

Minn. Rule 1721.0730 <https://www.revisor.mn.gov/rules/1721.0730/>:

Off-Site Pickup Point

Carcasses left at an off-site pickup point must be stored in an animal-proof enclosed area that is at least 200 yards from any adjacent premises or water supply well. If the enclosure is not refrigerated, the carcasses must be picked up within 72 hours. If the enclosure is refrigerated and kept at less than 45 degrees Fahrenheit, the carcasses must be picked up within seven days.

MN1721.0720 <https://www.revisor.mn.gov/rules/1721.0720/>:

Subp. 4.

Transfer of carcasses.

A carcass must not be removed from a vehicle except at an establishment, a collecting station, a veterinary clinic, a veterinary diagnostic laboratory, or another site approved by the board to receive animal carcasses. Carcasses removed from a vehicle at a collecting station must be kept within an enclosure or a building provided for that purpose. Carcasses at a collecting station may only remain at the facility for up to 24 hours. If the enclosure at a collecting station is refrigerated and kept at a temperature of less than 45 degrees Fahrenheit, carcasses may remain at the facility for up to seven days.

	Off-site Pickup Point	Collecting Station
Type of Business	Trucking, Renderer off-load/reload	Producer, Company, Integrator, multiple sites in the geographical area

Activity	Collection of carcasses for pick up by rendering transport	Transfer of carcasses
Time Allotted for Carcass Pick-Up	72 hours, If the enclosure is refrigerated and kept at less than 45 degrees Fahrenheit, the carcasses must be picked up within seven days	24 hours, If the enclosure at a collecting station is refrigerated and kept at a temperature of less than 45 degrees Fahrenheit, carcasses may remain at the facility for up to seven days.
Additional Requirements	Animal-proof enclosed area that is at least 200 yards from any adjacent premises or water supply well.	At the discretion of the Board of Animal Health.

I will revise our inspection language for this premises and forward to our field staff for approval and signature. Once I receive a signed copy, accepting the edits, I will forward a copy to Mr. Behrendt.

Thank you.

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



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
August 31, 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??

- 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?

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?

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

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

NAME: _____

DATE: _____

Scott Wold

From: Katie Muhlenhardt <muhly7@yahoo.com>
Sent: Friday, July 24, 2020 2:48 PM
To: environmental
Subject: Dead farm stock transfer station

***CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
-Redwood County IT***

This is from the Steven and Kathleen Estate property ownership in Redwood Mn. Letting you know we are very against having this site near our property. Nothing sounds more disgusting! Thanks, Kate and Steve Muhlenhardt

Sent from my iPad

**Stephen W. Sinner
18280 Chevy Chase St.
Brookfield, WI 53045**

July 26, 2020

Redwood County Environmental Department
P.O. Box 130
Redwood Falls, MN 56283

RE: Jason Behrendt's Application for Conditional Use Permit

Dear Members of the Redwood County Planning Commission;

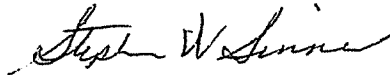
I am unable to attend the public hearing scheduled for Monday, July 27, 2020 due to a prior commitment and the travel distance. I am the Trustee for the Sinner Family Trust and our farm is adjacent and immediately west of the subject property whose owner, Jason Behrendt, is requesting a Special Use Permit to operate a dead farm stock transfer station.

Please accept this letter in my absence as a request for the denial of the Special Use Permit. The creation of a "dead stock transfer station" is a commercial operation that is inconsistent with the operations of neighboring properties. Additionally, there are no assurances that stacks of dead carcasses, exposed to the elements of Minnesota, will not impact the local environment. Ground water and our wells are at risk. Many of us have taken steps to minimize run off into the Redwood River – we see no evidence of protection from this proposal. As to air quality, we object to being subjected to unnecessary obnoxious odors, but more importantly, are there additional risks of airborne particulates or pests that will jeopardize the neighborhood? Finally, has there been any study of the financial impact of this type of operation on neighboring property values?

Based upon these negatives and uncertainties I respectfully request that the Planning Commission deny the Special Use Permit application.

Thank you for your consideration of my concerns in the matter.

Sincerely,



Stephen W. Sinner
Trustee for the Sinner Family Trust

Transfer Site Proposal

From : Jay Watje <jaywatje@biggain.com>

Sun, Jul 26, 2020 11:47 PM

Subject : Transfer Site Proposal**To** : potterosa@hughes.net

To whom it may concern,

My family and I own a herd of purebred Charolais breeding stock. Our sale bulls, replacement females, and weaned cattle have been fed at Potterosa Farms for many years. These cattle form a significant part of our herd that has been intact since 1972.

These cattle are higher value than traditional commercial beef cattle and we sell genetics all across the United States and in some cases abroad.

Maintaining the healthiest and cleanest environment possible is very important to our operation. The idea of a transfer station for dead livestock so close by the Potterosa Farm site is concerning to me because, by default, the majority of the livestock passing through will have died from some sort of serious health problem. The potential for spread of bacterial or viral infections through insects, birds, coyotes, or other scavengers is a real concern. Johne's Disease, for example, is a big one that comes to mind.

In my opinion this is not a wise decision so close to the Potterosa Farm site.

Best Regards,

Jay Watje

July 25, 2020

Redwood County Environmental Office

RE: Transfer station proposal across from
Potterosa Farms, Jeff Potter

To Whom It May Concern:

I am writing to indicate my concern over the dead animal carcass transfer station proposed to be operated right across the road from Potterosa Farms. Jeff has been providing feed and care for part of my registered Black Angus seed stock operation since 2017. His good herdsmanship and facilities are valuable to my operation.

In my line of business, I sell breeding stock, including registered Angus bulls, bred heifers, bred cows and cow-calf pairs to livestock producers in Minnesota, North Dakota and South Dakota. Herd health is a very important selling point and breeding stock selling out of state requires health papers from a veterinarian attesting to their health status.

My concern with the proposed dead animal transfer station is the possible spread of disease to the Potterosa Farms site, if any of the carcasses were from cattle that died of certain communicable diseases. Any spread of disease would be harmful to the operation.

A handwritten signature in black ink that reads "Kirby Josephson". The signature is written in a cursive, flowing style.

Kirby Josephson, Owner
Josephson Angus