



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: February 23, 2021

A meeting of the Redwood County Planning Commission convened on Tuesday, the 23rd day of February, 2021, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Jeff Huseby, DeVonna Zeug, Mike Kaufenberg, and County Commissioner Dave Forkrud. Mike Scheffler and Mark Madsen were absent. Also present were the following individuals: Larry Arentson, Roger Vaske, Craig Hebrink, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the regularly scheduled February 23rd, 2021 Redwood County Planning Commission meeting was called to order by Chair Huseby.

Chair Huseby then read the Planning Commission rules and procedures. Printed copies were available to the public.

At 1:05 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #1-21, submitted by Craig Hebrink of Farmward Cooperative.

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

1. Farmward is seeking to expand their existing grain elevator site located at 32959 235th Street, Wabasso, in Section 26, of New Avon Township.
2. The existing site features two 61' diameter grain bins, one 80.5' diameter bin (totaling 865,000 bushels combined for all three bins), 1 470 BPH dryer, related grain legs and conveying equipment, and 1.5 million bushel ground piling site.
3. Farmward is proposing one new 90' diameter, 117' tall bin holding 515,000 bushels, with related conveying equipment.
4. Farmward built the elevator site in 2017, on what was formerly a tilled field. At that time, the Zoning Ordinance considered all grain storage to be a permitted use in the Agricultural District, so no special permit was required for the site. However, since that time, the Ordinance was amended to make commercial grain storage sites, such as elevators, a conditional use in the Agricultural District. This change was due to the large size of such sites, increased traffic associated therewith, and the potential impact on neighboring properties.

5. The construction of a new 515,000 bushel bin represents a 22% increase in the storage capacity of the elevator site (when the ground piling storage is included) and a 60% increase in bin capacity. The Environmental Office determined that this is a substantial increase, well beyond the size at which the site is “grandfathered in” (i.e. the current scope of the site, which is not subject to the new permit requirement). Consequently, Farmward is required to apply for and obtain a Conditional Use Permit prior to undertaking the proposed expansion.
6. The site is located on the northwest corner of the intersection of US Hwy 71 and 235th Avenue (County Hwy 70). However, the site does not have an access onto Hwy 71. Instead it is accessed from 235th Street, and as part of the original construction of the site, the County Highway Department paved 235th Street from the Farmward entrance, to Hwy 71. Additionally, Farmward paid for a minor reroute of the on-site public drainage tile (part of County Ditch 26), in order to prevent heavy trucks and machinery driving over it.
7. Farmward previously applied for and received a Conditional Use Permit (#6-18) for an on-site commercial sign, which exceeded the size limit for signs in the Agricultural District.
8. The three nearest residences to the site are as follows: 1) a farm site located at 32712 235th Street, about 700 feet west of the site; 2) a farm site located at 32636 235th Street, about 950 feet west of the site; and 3) a farm site located at 32365 235th Street, about 2100 feet west of the site. There is no specific setback required between an elevator site and a residence in the Ordinance.
9. The open ditch portion of CD 26 begins about 600 feet east of the site. A 24” tile line (branch of CD 26) flows around the site on the south side, just outside of the graveled drive area of the site. Another branch of CD 26 tile (16”) is located about 40 feet away from the northeast corner of the site.
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed

Craig Hebrink was present at the meeting to explain the project. He made the following statements to the Commission:

- Hebrink is the Vice President for grain and feed operations at Farmward.
- He asked Vaske and Arentson to attend as well, in case the Commission had any questions for them. Arentson is the Safety and Compliance Manager for Farmward, and Vaske is the Site Manager.
- Farmward wants to build a new bin on its existing elevator site. The bin will hold 515,000 bushels of soybeans.
- The additional capacity provided by the new bin will increase traffic safety at the site, because they will not have to haul out so much product to make room during harvest. Last year they had to haul out over 600,000 bushels of beans during harvest to make room for the beans that were coming in, which doubled the amount of traffic. So traffic moving forward should be decreased by half during harvest.

Zeug asked whether, after construction of the new bin, two bins will hold corn and two will hold soybeans. Hebrink confirmed that this is correct.

Kaufenberg asked whether Hebrink had read the proposed permit conditions and if he had any problem with them. Hebrink said he did not have any problem with the proposed conditions.

Hebrink asked whether the conditions allow Farmward to add additional grain storage capacity in the future without getting a new Conditional Use Permit, as long as Farmward does not add chemical, fuel, or other non-grain storage to the site. Brozek stated that as long as Farmward does not expand beyond the property that it currently owns, it can add grain storage without needing a new Conditional Use Permit.

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Huseby closed the public meeting at 1:10 p.m. He then asked Brozek to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

Zeug made a motion to approve Application for Conditional Use Permit #1-21. The motion was seconded by Kaufenberg and passed unanimously.

The Commissioners reviewed and discussed the minutes from the January 26, 2021 Planning Commission meeting.

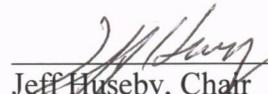
Zeug noted two typos in the minutes as presented.

Kaufenberg made a motion to approve the Jan 26, 2020 Planning Commission minutes with the two typos corrected. Zeug seconded the motion and it passed unanimously.

Kaufenberg made a motion to adjourn. The motion was seconded by Zeug, and passed unanimously. The meeting was adjourned at 1:18 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Jeff Huseby, Chair
Redwood County Planning Commission