

TO: Redwood County Planning Commission
FROM: Nick Brozek *NB*
Land Use and Zoning Supervisor
Redwood County Environmental Office
DATE: June 21, 2021
RE: Planning Commission Hearing on June 29, 2021



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 29th day of June, 2021, beginning at 1:00 o'clock p.m. in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve four (4) public hearings. A brief summary of the subject matter of the hearings is set forth below.

1. Public hearing on Application for Conditional Use Permit submitted by Jeff Heiling.

Jeff Heiling owns and lives on a rural building site located about ¼ of a mile northwest of the city limits of Wabasso. The building site is also the location of his construction and remodeling business.

The business is currently run out of a 54' x 105' shop building, permitted in 1994 as a storage shed. There is a large gravel parking lot south of the shop building, which is used for the business – primarily for employee parking and business vehicle and trailer parking. The gravel lot has its own access from Ideal Avenue, separate from the private access to the north that Heiling uses to access his house and other personal buildings.

Heiling is proposing to construct a new building, to be used for storage for the construction business. The building will measure 50' x 84' and will be attached to an existing 40' x 64' shed. The new building will be used for storage of construction equipment and normal scheduled maintenance of the equipment.

The size of the buildings exceeds the 5000 square foot maximum for permitting home occupation. Consequently, Mr. Heiling is seeking a conditional use permit for the site as a contractor yard.

The work of the business is performed off-site, on the customers' properties. The traffic to and from the site is primarily employees arriving at the beginning of the day, and leaving together in the work van. Then in the evening they return to the site, and leave in their personal vehicles.

Heiling has a 1.5 cubic yard dumpster on the site, which is emptied as needed by a waste management company.

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The three closest third-party dwellings to the proposed business location are as follows: (1) 24724 Ideal Avenue, 200 feet southwest of the site; (2) 24495 Ideal Avenue, 1350 feet south of the site; and (3) 24330 Ideal Avenue, 2200 feet south of the site. The applicant's own residence is 135 feet north of the proposed building.



The closest county tile main to the site is located 150 feet southwest of the existing 54' x 105' building. It is a 6" tile, part of Branch A, Branch 5, CD 73. It starts on the property across the street from Heiling's site, then goes under Ideal Avenue, onto Heiling's property, and runs south in the road ditch for about 550 feet, where it hooks into the Branch 5 main.

There is no county ditch located on the site.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

2. Public hearing on Application for Animal Confinement Feedlot Conditional Use Permit submitted by Jay Fultz.

Fultz is proposing to construct a new feedlot barn on land in Springdale Township, Section 21 that is currently the site of an existing feedlot owned by Eric & Sandra Fultz, located at 12376 Bunker Avenue. The new barn will be on Jay's property, and will be jointly owned by Jay Fultz, David Rialson, Brian Fultz, Jim Fultz, and Eric Fultz.

The existing feedlot consists of one 51' x 228' total confinement barn with capacity for 1300 head of finishing swine between 55 and 300 pounds in weight (390 animal units). The existing barn has an 8' deep concrete manure storage pit. A 30' x 36' composting facility is also located on the site.

The proposed new barn will measure 102' x 200'. It will be a total confinement barn with 8' deep poured-concrete under-floor manure storage pit with capacity to house 2400 head of finishing swine between 55 and 300 pounds in weight (720 animal units). After the project is complete, the total number of finishing swine at the feedlot will be 3700 (1110 animal units).

The barn will be 167' from the center line of Bunker Avenue, with the office and loadout about 20 feet closer than that to the road. The parking and loading area of the existing barn will be extended to the south, along the east side of the proposed new barn and a new street access will be constructed. The new barn will be 155 feet south of the existing barn, which is 30 feet farther south than indicated on the initial engineer's plans. The planned location was moved 30 feet farther south in order to meet the required 10 foot property line setback. Three feed bins will be placed at the northeast corner of the new barn.

The manure storage pit under the barn will have two compartments and 6 pump outs. The two compartments will be separated by a 12" poured concrete divider wall with two curtains of #4 60

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grade rebar 12" on center vertically and horizontally. The divider wall will be supported on a 10" x 36" footing with #4 60 grade continuous rebar tied together with the same rebar laid across 18" on center. There will be a 2" x 2" keyway in the footing.



The side and end walls will be 8" poured concrete with #4 60 grade rebar 12" on center each way. They will be supported on an 8" x 16" footing with #4 60 grade continuous rebar and 2" x 2" keyway. The slats will be supported on 12" square or 14" round poured concrete columns with #4 60 grade vertical rebar and #3 60 grade horizontal rebar. The columns will sit on 8" x 36" footings with #4 60 grade rebar 9" on center each way.

The floor will be 5" poured concrete, with 2 pounds of fiber mesh per cubic yard.

All concrete will be 4000 psi.

Perimeter tile will be installed to dewater the ground around the pit walls. An inspection riser will be installed.

There are two wells on the feedlot site, which will provide water. The applicant estimates that the site will use 1,105,560 gallons of water annually. The nearest well to the feedlot structures is 175' away.

Trees will be planted for odor control and pit additive will be used. An unnamed intermittent stream is located 650 feet north of the proposed new barn. The stream is 500 feet from the existing barn. The stream is on the state Protected Waters Inventory, and flows into Plum Creek about 3 miles east of the feedlot site.

The manure will be applied on 2,379.6 acres in Lyon and Redwood Counties, including land in Monroe Township Sections 1 and 12, Springdale Township Sections 6, 7, 8, 9, 20, 21, and 22, and Gales Township Sections 30 and 31. The manure will be knifed in by a commercial applicator. The estimated amount of manure produced on the site annually is 1,427,572 gallons.

There is no county ditch or tile near the site.

Dead animals will be composted on site.

The three closest third-party dwellings to the proposed business location are as follows: (1) 11834 Bunker Avenue, about 2340 feet south of the site; (2) 13250 County Hwy 20, about 2440 feet southeast of the site; and (3) 12410 County Hwy 20, about 3200 feet southwest of the site. Additionally, an old farm site with no address is located 2280 feet northeast of the site, and a rural dwelling owned by Jay Fultz is located 3000 feet southwest of the site.

The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:

1. 11834 Bunker - 96%

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2. 13250 Co Hwy 20 - 96%
3. 12410 Co Hwy 20 - 97%
4. No address site - 96%
5. Jay Fultz - 97%



A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

3. Public hearing on Application for Animal Confinement Feedlot Conditional Use Permit submitted by Brian Schwartz.

Schwartz Farms is proposing to construct a new feedlot on land in Brookville Township, Section 14 that is currently an agricultural field owned by Reynold Christensen. Schwartz will own and operate the feedlot, and will purchase the South 524' of the West 322' of the SE1/4 SE1/4 from Christensen.

The feedlot will consist of one 122'7" x 224' total confinement barn with capacity for 3330 head of finishing swine between 55 and 300 pounds in weight (999 animal units). Under the bar, there will be an 8' deep concrete manure storage pit with 12 months storage capacity (1,400,000 gallons of storage capacity).

The main part of the barn will be 200 feet from the center line of 190th Street, with the loadout on the south side extending an additional 28 feet closer to the road. There will be two feed bins at both the southeast and southwest corners of the barn. The site will be accessed from 190th Street, and a gravel parking and loading area will be constructed between the barn and 190th.

The barn will have 8 manure pump-outs. The manure pit will be divided into two compartments with a 12" poured-concrete divider wall containing two curtains of #4 grade 60 rebar, 12" on center vertically and horizontally. The divider wall will be supported on an 8" x 24" footing with two #4 60 grade continuous rebar.

The side and end walls will be 8" poured concrete with #4 60 grade rebar 12" on center each way, on an 8" x 16" footing with two #4 60 grade continuous rebar.

The pit floor will be 5" poured concrete with 1.5 pounds of fiber mesh per yard.

The slats will be supported on 12" square or 14" rounds poured concrete columns with #4 60 grade rebar on 8" x 36" footings. The column footings will have 3 #4 60 grade rebar in a 30" x 30" grid.

All concrete will be 4000psi. 1.5"x1.5" keyways will be made under the end, side, and divider walls.

The closest county ditch to the proposed feedlot site is JD 30, R&B, one branch of which is about 600 feet west of the site, with another branch about 750 feet east of the site. The closest county tile are some side inlets into JD 30, R&B, about 700 feet from the site.



The pit will have a 4" perimeter drain tile to dewater the area around the pit walls. The tile will tie into existing field drain tile southeast of the barn, and will have a 12" inspection riser.

The applicant estimates that site will produce 1,200,000 gallons of manure annually, 100% of which will be transferred ownership. The pit will be pumped after fall harvest.

The applicant estimates the site will use 874,125 gallons of water per year.

Dead animals will be picked up for rendering.

The three closest third-party dwellings to the proposed business location are as follows: (1) 45372 190th Street, about 3100 feet east of the site; (2) 18297 Skyview Avenue, about 4000 feet southeast of the site; and (3) 19364 County Hwy 2, about 4900 feet northwest of the site. The dwelling at 45372 190th street is also the location of Hacker Tree Farm Nursery.

The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:

1. 45372 190th - 97%
2. 18297 Skyview - 98%
3. 19364 Co Hwy 2 - 98%

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

4. Public hearing on Application for Conditional Use Permit submitted by David Trost.

David Trost of Qualtek Wireless, on behalf of ATT Mobility/New Cingular Wireless PCS LLC, has submitted an application to increase the height of an existing communications tower from 250 feet, to 275 feet. The tower is just outside of the City of Morgan, being located at 677 Carleton Avenue, in Section 15, Morgan Township.

The height of the tower will be increased via adding a 25' tower extension to the top of the existing tower structure. The purpose of the tower height extension is to provide space for collocating equipment on the tower.

A structural analysis report was submitted in connection with the project. The report states that the structure meets the requirements for the extension. The report is signed by Engineer Jordan W. Shelley, License #55288, and dated 4/8/2021.

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A Determination of No Hazard to Air Navigation, from the Federal Aviation Administration (FAA) was submitted with the application. The FAA determined that the project does not exceed the obstruction standards and would not be a hazard to air navigation, provided that the structure is marked and/lighted per the FAA requirements.



American Tower Corporation, as the owner of the tower, submitted a letter regarding reclamation of the site in the event the tower is no longer used. The letter states that the tower will be removed after 12 months of cessation of operations.

The original Conditional Use Permit for this tower (CUP #13-04) required that the tower be designed to collapse progressively within the distance between the tower and the property boundaries of the parcel on which the tower is located, in the event that the tower experienced a catastrophic structural failure. Presumably, this requirement was put in place due to concerns about the tower falling onto a neighboring property and causing injury, death, or damage. Pursuant thereto, the applicant provided a letter stating that the tower will collapse within 50% of the height of the tower. Consequently, at the current 250 foot tower height, the expected collapse radius is 125 feet. The closest property line is 215 feet north of the tower. Additionally, the road right-of-way line is 140 feet west of the tower. Therefore, at the tower's current height, it is expected to collapse within the property boundaries. If the tower height is increased to 275 feet, and the height extension does not change the anticipated collapse ratio, then the tower will be expected to collapse within a 137.5 foot radius, which is still within the property boundary.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.