



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: August 31, 2021

A meeting of the Redwood County Planning Commission convened on Tuesday, the 31st day of August, 2021, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Jeff Huseby, DeVonna Zeug, Mike Scheffler, Mark Madsen, Mike Kaufenberg, and County Commissioner Dave Forkrud. Also present were the following individuals: DeAnna Van Nurden, Andrew Van Nurden, James Lux, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the regularly scheduled August 31st, 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 1:04 p.m. Chair Huseby called to order a public hearing on Application for Animal Confinement Feedlot Conditional Use Permit #12-21, submitted by Andrew Van Nurden.

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

1. Van Nurden is proposing to construct a hoop shed to house 140 goat/kid pairs on his existing swine feedlot located at 28752 Ranch Avenue, in Sherman Township, Section 32. This will add 21 animal units to the feedlot site.
2. The existing feedlot consists of one 30'x50' total confinement swine finishing barn and one 41'x124' total confinement swine finishing barn, both with under floor manure storage pit, with combined capacity for 1000 head of finishing swine between 55 and 300 pounds in weight; and also one 34'x160' total confinement sow and nursery barn with slatted floor and scraper pit with capacity for 145 sows and 450 swine under 55 pounds in weight; and a 14'x50' shed housing 20 goats. The total animal units is currently 383.5. After the proposed expansion the total animal units will be 404.5.
3. The proposed new confinement barn will measure 30' x 70'. It will be a total confinement barn with deep bedded manure pack manure storage, and temporary on-site manure pile. The barn floor will be concrete. The temporary manure storage will be located in the field adjacent to the farm site.

4. Water will be supplied by an existing on-site well, which is located about 225 feet east of the proposed hoop barn. The applicant estimates that the site will use 655,925 gallons of water annually.
5. The manure will be applied on 109 acres of nearby crop land farmed by the applicant. The manure will be sweep injected and/or surface applied and incorporate within 12 hours, by a commercial applicator.
6. The closest county tile line to the site is located over 900 feet west of the proposed hoop barn. The closest county ditch is located 2400 feet northeast of the proposed hoop barn. Both ditch and tile are part of the CD 109 system.
7. Dead animals will be composted on site.
8. The three closest third-party dwellings to the proposed business location are as follows: (1) 29218 Ranch Avenue, about 2220 feet north of the site; (2) 28290 Ranch Avenue, about 2300 feet south of the site; and (3) 28494 County Hwy 2, about 3250 feet east of the site. The applicant's dwelling is located on the feedlot site.
9. The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:

29218 Ranch Ave	- 98%
28290 Ranch Ave	- 98%
28494 CSAH 2	- 99%
Van Nurden	- 84%
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Andrew Van Nurden was present at the meeting to explain the project. He made the following statements to the Commission:

- Van Nurden has been farming in Redwood County for 10 years. The feedlot was his uncle's operation before that.
- Van Nurden bought the pig operation from his uncle and is the current owner.
- Van Nurden wants to expand into goats and take advantage of a new market. This will allow him to use forages and add cover crops into his crop rotations.
- His wife, DeAnna, got a few goats to try it out, and they like them. Goats are less work than he thought they would be.
- Feeding the goats will be more efficient with a larger number.
- They have about 20 goats now, and will add about 120, for a total of 140 goats.
- Van Nurden is updating his registration with the MPCA. They are basing the animal unit numbers on sheep.
- The number of pigs on site is not changing from what he currently has, but he is updating his registration, because the number has gone up from what was previously registered.
- Van Nurden is proposing to construct a 30' x 70' hoop barn to hold the 120 goats, plus their kids. The part where the goats will be kept will have a concrete floor. Manure will be deep bedding pack, cleared out 2 to 3 times per year. Manure will be land applied or temporarily stored in the neighboring farm field.
- He will raise all meat goats. He has temporary pasture set up and fenced off in his grove. The goats will eat everything with leaves first, then forages, then finally grass.

- They have had two rounds of kids born so far. The first round saw 7 kids from 2 mothers, and the second had 8 kids from 6 mothers, so the numbers can vary quite a bit.

The Planning Commissioners asked the following questions of the applicant:

- Has Van Nurden reviewed the proposed conditions?
- Does he need pit signs for the swine barns?

Van Nurden responded to the Commissions questions as follows:

- He read the conditions and is ok with them.
- He has signs warning against the spread of disease, but not pit gasses.

Chair Huseby asked if anyone was present to speak in support of the project. James Lux made a statement, as follows:

- Lux represents the Sherman Township Board, as Chairman.
- He is in favor of the project.

Lux presented a CUP contract that the township prepared to be signed by Van Nurden. Brozek read it to the group, and noted that it was similar to a form agreement previously used by Sherman Township in connection with gravel pit permits. Lux said that it was similar, but was modified to apply to all CUPs.

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

Scheffler noted that there should be no odor issues, as there is good coverage around Van Nurden's farm yard.

Chair Huseby closed the public meeting at 1:16 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 #12-21. The motion was seconded by Scheffler and passed unanimously.

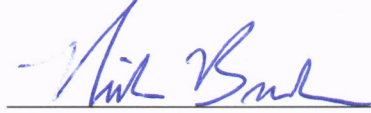
Brozek led the Commissioners in a discussion of vegetative screening requirements for feedlots. He stated that he had recently received a complaint regarding the trees planted at the Tyler Maertens feedlot – that they were too short and not enough rows. He has also received a handful of complaints in the past, in connection to other feedlots, about the size of the trees planted, and that they will take so long to grow that it will be years before they make a difference. Brozek informed the Commissioners that he had visited the Maertens feedlot and passed around photos of the trees. He also presented information from the Redwood nursery about tree availability and prices. Finally, he stated that the normal procedure for a number of years, when trees have been required on permit conditions, the Planning Commission has required a certain number of lines of trees/shrubs, but has not specified the type or height. Instead, they have required the applicant's tree planting plan to be approved by the Zoning Administrator. Brozek asked if the Commissioners have any thoughts on requiring trees to be a certain height. After the discussion, the consensus among the commissioners was that the conditions do not require applicants to plant trees of any particular minimum size.

Brozek then presented information about vacation rental by owner (VRBO) properties in the County, and stated he had received two inquiries about vacation rentals recently. He stated that Redwood County does not regulate VRBOs. He passed around sample ordinances regulating VRBOs in other Minnesota counties. The Commissioners discussed VRBOs and decided that regulating them is not needed at this time.

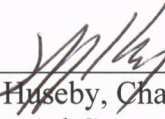
The Commissioners reviewed and discussed the minutes from the June 29, 2021 Planning Commission meeting.

Zeug made a motion to approve the June 25, 2021 Planning Commission minutes as presented. Scheffler seconded the motion and it passed unanimously.

Zeug made a motion to adjourn. The motion was seconded by Madsen, and passed unanimously. The meeting was adjourned at 1:45 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Jeff Huseby, Chair
Redwood County Planning Commission