


TO: Redwood County Planning Commission

FROM: Nick Brozek 
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: August 19, 2022

RE: Planning Commission Hearing on August 30, 2022



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 30th day of August, 2022, 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 two (2) 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 Vicki Friedrichs.

Ms. Friedrichs is proposing to use her existing music festival space, permitted last year, to rent out for additional events, such as weddings, birthdays, anniversaries, graduations, reunions, private parties, business meetings, and dinners. The property is located at 29446 370th Street, Redwood Falls, in Section 21 of Delhi Township.

The site is currently permitted, via Conditional Use Permit, for an annual music and camping festival. It is zoned agricultural. Outdoor commercial recreation is a Conditional Use in the Agricultural District.

The proposed use will utilize the existing infrastructure installed for the music festival.

Possible issues to address for this proposed use include waste removal, traffic, potential neighbor impact, accessibility, and fire code. To address these, the County could require a contract with a licensed waste hauler, require the applicant to hire a building inspector and fire marshal to inspect the structures, and require specific limited hours of operation.

The site has two access points onto the township road (370th Street). A large parking area has been established for the music festival.

The closest county tile line to the proposed project site is located about 180 feet west of the site. It consists of a 6-inch branch of CD 88.

The closest open ditch to the site is Cd12 Branch A Lat A Branch 5, about 3250 feet west of the site.

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The three closest third-party residences to the proposed site are as follows: 29770 370th Street, , about 1415 feet east of the site; 29857 370th Street, about 1740 feet east of the site; and 36671 Justice Avenue, about 1980 feet southwest of the site.

A business plan, site map, and Safety and Emergency Plan provided by the applicant are attached to the enclosed permit application.

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 Mike Landuyt.

Mr. Landuyt is proposing to expand his existing feedlot located at 14523 140th Street, by constructing a total confinement cattle barn with under-floor poured concrete manure pit. The site is located in section 11 of Springdale Township.

The proposed barn will be 285' x 100' and will house 500 beef cattle. The existing barns are as follows: 196'x41' swine finishing barn housing 1000 head of swine between 55 and 300 pounds; a hoop barn with manure pack manure storage housing 264 beef cattle; and a 285' x 100' monoslope barn with manure pack manure storage, housing 584 beef cattle. After the expansion, the total animal numbers of the site will be 1000 finishing swine and 1348 beef cattle, for a total animal unit count of 1648 animal units (AUs).

The proposed barn is 310 feet from the well on the site.

The proposed manure pit will have 12 months of manure storage capacity, holding up to 1,071,220 gallons. The applicant has 2,481 acres of land available to receive the manure.

Dead animals will be stored on site temporarily for rendering off-site.

Potential issues arising from a feedlot include odor and traffic. To address these issues, the applicant's MPCA application states that the site will be kept clean, straw/bedding will be added to the manure pack, the length of time manure pack is stored will be reduced, and a neighbor relations plan will be developed, under which neighbors will be informed prior to pumping the pit.

The UMN Odor OFFSET module was used to calculate the odor annoyance-free level, per county ordinance requirement. The annoyance free calculations for the three closest third party residences is 96%, 97%, and 98%, respectively. Additionally, the applicant's residence is located on the site, about 175 from the feedlot (about 700 feet from the proposed barn). The annoyance free rating for the applicant's house is 83%.

The closest county tile to the site is a 6-inch branch of CD 32, located about 2275 feet northeast of the site.

There is no county open ditch near the feedlot site.

The feedlot is located 680 feet southeast of Lone Tree Creek, an intermittent PWI stream (Protected Waters Inventory) that flows north into the Cottonwood River, 4 miles away from the feedlot site. Additionally, the feedlot is located 820 north of an unnamed intermittent PWI stream, which flows east for two miles, where it joins Plum Creek.

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

