



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: August 30, 2022

A meeting of the Redwood County Planning Commission convened on Tuesday, the 30th day of August, 2022, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: DeVonna Zeug, Jeff Huseby, Mike Kaufenberg, Mark Madsen, and County Commissioner Dave Forkrud. Mike Scheffler was absent. Also present were the following individuals: Mike Landuyt, George Landuyt, Vicki Friedrichs, Greg Knight, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the August 30th, 2022 Redwood County Planning Commission meeting was called to order by Chair Zeug.

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

At 1:03 pm Chair Zeug called to order a public hearing on Application for Conditional Use Permit #10-22, submitted by Vicki Friedrichs.

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

1. 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.
2. 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.
3. The proposed use will utilize the existing infrastructure installed for the music festival.
4. 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.

5. The site has two access points onto the township road (370th Street). A large parking area has been established for the music festival.
6. 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.
7. The closest open ditch to the site is Cd12 Branch A Lat A Branch 5, about 3250 feet west of the site.
8. 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.
9. A business plan, site map, and Safety and Emergency Plan provided by the applicant are attached to the enclosed permit application.
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Vicki Friedrichs and Greg Knight were in attendance to present the project to the Planning Commission. They made the following statements to the Commission:

- The 2022 festival went well.
- They want a permit to hold other types of smaller events on the site, such as weddings, anniversaries, business dinners, etc.
- These smaller events will use one building on the same site as the music festival. This is the former machine shop, now called the saloon. The building is open on three sides.
- They can provide tent space also, and tables and chairs.
- In the Redwood County area, Gilfillan is already doing this, but not many others.
- The site has ample parking.
- There are three approaches for cars from the road.
- Some of the driveway and parking has been graveled.
- Running the festival has taught them how to manage crowds.

The Planning Commissioners made the following comments:

- Was dust control used for the festival?
- Dust might be more of a concern if events are held regularly on the site, as opposed to just a single weekend per year.

Friedrichs and Knight responded to the Planning Commissioners' comments and questions as follows:

- Dust control was not used. They contacted the county to do calcium chloride, but it was very expensive.

Brozek provided information from the Minnesota Department of Labor and Industry regarding the state law requirements for places of public accommodation, and pointed out that the proposed conditions require the permit holder to abide by all state laws.

Chair Zeug asked if anyone was present to speak in support of the project. No one came forward.

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

Chair Zeug then closed the public meeting at 1:22 pm.

Chair Zeug directed Brozek to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Zeug made a motion to approve Application for Conditional Use Permit #10-22 subject to the conditions proposed by staff, and three additional conditions, as follows: 1) hours of operation will be extended to 12:00 am on Friday and Saturday only; 2) camping will be allowed incidental to the events held on the site (the site will not be a commercial campground); and 3) calcium chloride (dust control) will be applied in front of the event property and in front of dwellings on 370th Street in the future, in the event of complaints (at the discretion of the Planning Commission/County Board of Commissioners). The motion was seconded by Kaufenberg and passed unanimously.

At 1:13 pm Chair Zeug called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit #11-22, submitted by Mike Landuyt.

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

1. 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.
2. The proposed barn will be 285' x 100' and will house 500 beef cattle. The existing barns are as follows: 196' x 41' 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).
3. The proposed barn is 310 feet from the well on the site.
4. 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.
5. Dead animals will be stored on site temporarily for rendering off-site.

6. 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.
7. 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%.
8. The closest county tile to the site is a 6-inch branch of CD 32, located about 2275 feet northeast of the site.
9. There is no county open ditch near the feedlot site.
10. 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.
11. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Mike Landuyt was in attendance and presented the project to the Planning Commissioners. He made the following statements to the Commission:

- Mike wants to build a cattle confinement barn with deep pit manure storage.
- The barn will hold 500 animals.
- He is changing his state permit to hold slightly more animals in the existing buildings too, though he probably will not actually increase the number sin those buildings.
- The existing feedlot was last expanded 11 years ago. Before that, in 1996, they permitted the site for a hog barn. Cattle were permitted in 2009 and 2011.
- Someday, he hopes to bring back the next generation to the farm.

The Planning Commissioners made the following comments:

- Is the manure plan in the application?
- Will some of the manure be trucked out?

Mr. Landuyt responded to the Planning Commissioners' comments and questions as follows:

- Currently he farms twice as many acres as he needs for the manure.
- He works with Centrol on manure management.
- Typically, the manure should stay within 5 miles of the feedlot and will be hauled in manure wagons. Trucks may be used if they need to take it farther away.

Chair Zeug asked if anyone was present to speak in support of the rezoning. George Landuyt stated that he is Mike's father, and he approves the project.

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

Chair Zeug then closed the public meeting at 1:35 pm.

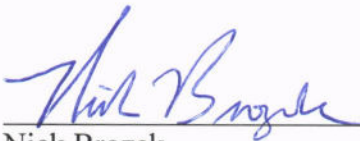
Chair Zeug directed Brozek to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Huseby made a motion to approve Application for Animal Confinement Feedlot Conditional Use Permit #11-22, subject to the conditions proposed by staff, with one change, as follows: the requirement that manure be injected or incorporated within 24 hours, in condition #7, shall apply to liquid manure only, not solid manure. The motion was seconded by Kaufenberg and passed unanimously.

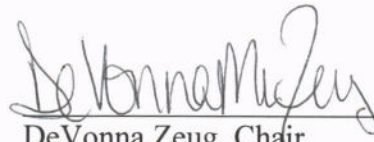
The Commissioners reviewed and discussed the minutes from the July 26, 2022 Planning Commission meeting.

Madsen made a motion to approve the July 26, 2022 Planning Commission minutes as presented. Kaufenberg seconded the motion and it passed unanimously.

Kaufenberg made a motion to adjourn. The motion was seconded by Huseby, and passed unanimously. The meeting was adjourned at 1:50 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



DeVonna Zeug, Chair
Redwood County Planning Commission