

TO: Redwood County Planning Commission

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

DATE: June 20, 2023

RE: Planning Commission Hearing on June 27, 2023



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 27th day of June, 2023, 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 three (3) public hearings. A brief summary of the subject matter of the hearing is set forth below.

1. Public hearing on Application for Conditional Use Permit submitted by Ben Tuffin of Redwood Gospel Halls Inc. o/b/o landowner Barry Paskewitz.

Redwood Gospel Halls Inc. is requesting to construct a church facility on property located in Paxton Township Section 3. The proposed site is located on the east side of Noble Avenue, about 1/8 of a mile south of Crow Creek.

The facility will include a church building, parking lot, driveway, plaza/courtyard area, septic system, and water retention pond. The church building will be able to handle a congregation of 400-500. The parking lot will have 204 spaces, and 9 van-accessible spaces. The driveway will utilize an existing street access. The site will be used daily. A chart showing estimated daily traffic and usage of the site was prepared by the applicant.

The site property is currently owned by Barry Paskewitz and is addressed 33511 Noble Avenue, Redwood Falls. The applicant intends to split off approximately 5 acres in the southwest corner of the property, for the church. Paxton Township enforces its own subdivision ordinance, so the property split will be governed by the Paxton Township ordinance.

The property is zoned Agricultural. A church is a conditional use in the Agricultural District.

A well will be drilled to supply water to the site. A septic system will be constructed to handle the sewage produced. Minnesota State Septic Code 7081.0130 requires 4 gallons of septic treatment capacity per seat per day, plus 5 gallons per meal prepared.

The planned building will be 80 feet wide by 167 feet long and 22 feet tall. A drawing and map of the building and site were included in the application.

Redwood County Government Center - Environmental Department
P.O Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

The site is located about 1000 feet east of the junction of County Ditch 22 and County Ditch 52 (where they turn into Crow Creek). The site is about 575 feet northeast of an 18-inch buried drain tile main, which is part of County Ditch 103.



The four nearest rural dwellings to the project site are as follows:

- (1) 33460 Noble Ave, about 300 feet northwest of the site;
- (2) 33446 Noble Ave, about 400 feet northwest of the site;
- (3) 33432 Noble Ave, about 540 feet northwest of the site; and
- (4) 33513 Noble Ave, about 790 feet north of the site.

Additionally, the site is located approximately 615 feet south of Oakleigh Farms North residential subdivision, and about 770 feet west of Oak Ridge Estates residential subdivision.

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 Trent Mattison of Mattison & Sons Livestock o/b/o landowner Luvern Mattison.

Trent Mattison is requesting to construct a new cattle finishing feedlot on property located in Johnsonville Township Section 36. The proposed site is located on the north side of 160th Street, about 1/4 of a mile west of CSAH 7.

The facility will include a 500-foot by 50-foot mono-slope partial confinement barn facing a 500-foot by 86-foot open lot. The open lot will be divided into five pens, each holding 170 head for a total of 850 head in the barn and pens. A 250-foot by 100-foot stand-alone (not connected to a barn) open lot will also be constructed. The lot will have two pens, with each pen holding 70 head, for a total of 140 head in the lot. The combined total head on the site will be 990 (990 animal units). Finally, a 112-foot by 40-foot commodity shed will also be constructed.

Manure pack storage will be utilized during the winter. In the spring and summer, temporary field stockpiles will be used to store the manure.

The site property is currently owned by Luvern Mattison. It is used for row-crop agriculture. There is currently no building site on the property. Mattison & Sons Livestock is in the process of splitting off approximately 7 acres in the southwest corner of the property.

The property is zoned Agricultural. A feedlot over 300 animal units is a conditional use in the Agricultural District.

The site is located about 4700 feet south of the Judicial Ditch 36 Lat A, Lat U open ditch. The site is about 450 feet north of a 10-inch buried drain tile main, which is part of County Ditch 69.

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The site is located approximately 3000 feet north of the Cottonwood River.

The three nearest rural dwellings to the project site are as follows:

- (1) 21161 160th Street, about 1700 feet west of the site;
- (2) 16033 CSAH 7, about 2500 feet east of the site; and
- (3) 15709 CSAH 7, about 2700 feet southeast of the site.



Additionally, there is a grove site (21292 160th Street) that does not include a residence about 1725 feet south of the site.

The closest dwelling site to the proposed feedlot (21161 160th) is jointly owned by applicants Trent Mattison and Chad Mattison.

Redwood County Code of Ordinances requires feedlots to meet or exceed a 93% annoyance free rating on the University of Minnesota Odor OFFSET model. The ratings for the proposed feedlot to the nearest residences, and the grove site, are as follows:

- (1) 21161 160th – 97%
- (2) 21292 160th – 97%
- (3) 16033 CSAH 7 – 98%
- (4) 15709 CSAH 7 – 98%

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

3. Public hearing on Application for Interim Use Permit submitted by Jerome & Donna Liebl o/b/o landowners Gilman & Connie Dahlberg Et Al and Northern Con-Agg LLP.

Jerome and Donna Liebl are proposing to take over reclamation of the Dahlberg/Northern Con-Agg kaolin clay pit located in Section 33 North, Paxton Township.

Northern Con Agg's permit for the site is expired and the site has not been actively mined in a number of years. The west half of the site is owned by Northern Con Agg. The east half is owned by the Dahlberg family, including the Liebls.

The site is located in the Urban Expansion zoning district. Grading and filling of this scope and timeframe is an Interim Use in the Urban Expansion District.

The applicants intend to reclaim the pit under agreement with Northern Con Agg, in exchange for Northern Con Agg deeding its property to the applicants. The applicants will rent a scraper and will purchase a bulldozer to use to complete the project. Jerry Liebl has 15 years' experience working with heavy equipment and plans to complete the reclamation himself.

Reclamation of the site will generally involve scraping and moving the existing overburden piles, and using the material to repair the banks and walls of the pit, fill in the settling ponds and eroded areas. Applicant will also reslope parts of the pit to prevent further erosion. Applicants will install a drain tile and waterway to move water and prevent erosion from a spring on the site. A berm will be left along the railroad right of way.



The site is accessed via an existing private driveway. On-site parking is available at the farm building site. Estimated traffic will be minimal, as material will not be hauled in or out of the site.

There is no county tile or ditches located on or near the site.

The four nearest dwellings to the project site are as follows:

- (1) 36145 US Hwy 71, about 800 feet east of the site;
- (2) 1400 Fleischer Road, about 700 feet north of the site;
- (3) 483 Ponderosa Road, about 1000 feet west of the site; and
- (4) 35947 US Hwy 71, about 1450 feet south of the site.

Additionally, the site is located approximately 875 feet west of Moccasin Springs 1st Addition residential subdivision.

Northern Con Agg is requesting that, in the event Redwood County approves the Leibls permit to reclaim the site, that Redwood County then release Northern Con Agg from any further obligation.

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