



## 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: February 28, 2023**

A meeting of the Redwood County Planning Commission convened on Tuesday, the 28<sup>th</sup> day of February, 2023, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mark Madsen, DeVonna Zeug, Mike Scheffler, Jeff Huseby, Ed Carter, and County Commissioner Jim Salfer. Also present were the following individuals: Tyler Domeier, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the February 28<sup>th</sup>, 2023 Redwood County Planning Commission meeting was called to order by Chair Kaufenberg.

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

At 1:03 pm Chair Kaufenberg called to order a public hearing on Application for Conditional Use Permit #4-23, submitted by Tyler Domeier.

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

1. Tyler Domeier is requesting to expand his dog training and boarding business located at 32988 River Road, in Section 24, Delhi Township. He previously permitted the site in 2020 for 8 to 15 dogs, housed in a kennel built in the garage of the house on the site.
2. Domeier is now seeking to build a new kennel building on the site and move the kennel out of the garage and into the new building. The new building will have capacity to house up to 40 dogs. The business will include both dog training and boarding.
3. The building will be a pole shed with three rooms. It will have steel interior and exterior and epoxy floors.
4. Domeier also plans to breed his own dogs on the site and offer the puppies for sale. Currently, he has one to two litters of puppies on the site per year.

5. The planned building will be 36 feet wide by 96 feet long. A holding tank will be installed to collect the wastewater from cleaning the kennel. The wastewater will be field applied according to state agronomic standards.
6. The site is owned by Tyler Domeier and Paige Fraser. At the time of Domeier's existing permit, the site was owned by James Tisue. The site is located on the west side of River Road, just west of the Central Bi-products site.
7. Since his initial permit was issued, Domeier excavated a shallow pond on the site, which is used for dog training.
8. There is no county drain tile or county drainage ditch near the site.
9. The three nearest rural dwellings to the project site are as follows:
  - (1) 32785 River Road, about 1460 feet north of the site;
  - (2) 32644 River Road, about 1800 feet northwest of the site; and
  - (3) 33281 River Road, about 2300 feet east of the site.
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Tyler Domeier was in attendance to present the project to the Planning Commission. He made the following statements to the Commission:

- He wants to build a 36' x 96' building to use as a stand-alone kennel facility.
- He currently has the capacity to board 15 dogs.
- He can't keep up with the demand for boarding.
- There are no other boarding kennels within 30 minute drive.
- The new facility will house all of his training dogs and boarded dogs.
- The capacity of the site will be 40 dogs – all in the new building. The current boarding area in his garage will be abandoned.

The Planning Commissioners made the following comments:

- Will dogs be boarded only for private dog owners?
- Do dogs stay together in a large stall or are there separate stalls for each dog?
- Can the dogs go in and out of the building?
- How is waste handled?
- How much waste is gathered in a year?
- How often are the waste collection tanks pumped?

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

- The business caters just to people who leave their own dogs there, while they go on vacation (for example).
- Dogs from the same household can be boarded together or separately, as the owner prefers.
- The dogs cannot get out of the kennel building on their own, they must be let out.
- They let the dogs out six at a time, three times per day.

- There are no combination inside/outside runs, because automatic dog doors are no good for cleanliness.
- All the kennel stalls have solid dividers and a floor drain.
- The building will have vent fans, ceiling fans, air-conditioning, and radiant heat.
- Dog waste will be collected and composted, and applied to neighboring cow pasture. The amount of waste depends on the number of dogs. They will install two 1500 gallon holding tanks to handle indoor waste. Each kennel will be washed every day and 100% of the wash water will be collected.
- He anticipates pumping the tanks once per month.
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Chair Kaufenberg asked if anyone was present to speak in support of the project. No one came forward.

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

Chair Kaufenberg then closed the public meeting at 1:12 pm.

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

Madsen made a motion to approve Application for Conditional Use Permit #4-23 subject to the conditions proposed by staff. The motion was seconded by Scheffler and passed unanimously.

The Commissioners reviewed and discussed the minutes from the January 31, 2023 Planning Commission meeting. It was noted that the draft minutes incorrectly stated that Mark Madsen was present, when he was in fact absent.

Salfer made a motion to approve the January 31, 2023 Planning Commission minutes with the one correction described above. Carter seconded the motion and it passed unanimously.

Scheffler made a motion to adjourn. The motion was seconded by Madsen, and passed unanimously. The meeting was adjourned at 1:33 pm.



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Nick Brozek  
Environmental Director  
Redwood County Environmental Office



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Mike Kaufenberg, Chair  
Redwood County Planning Commission