

**TO:** Redwood County Planning Commission

**FROM:** Jeanette Pidde  
Land Use and Zoning Supervisor  
Redwood County Environmental Office

**DATE:** July 20, 2023

**RE:** Planning Commission Hearing on July 25, 2023



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 25<sup>th</sup> day of July, 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 two (2) public hearings. A brief summary of the subject matter of the hearing is set forth below.

**1. 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.**

This was originally heard at the June 27, 2023, meeting and was continued. At the June meeting, concerns were raised regarding a tile line and manure runoff.

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 160<sup>th</sup> 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.

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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.



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 160<sup>th</sup> 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 160<sup>th</sup> Street) that does not include a residence about 1725 feet south of the site.

The closest dwelling site to the proposed feedlot (21161 160<sup>th</sup>) 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 160<sup>th</sup> – 97%
- (2) 21292 160<sup>th</sup> – 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.

## **2. Public hearing on Application for Interim Extraction Conditional Use Permit submitted by Duinick, Inc., o/b/o landowner Donna Munsell; Permit Application No. 8-23**

Duinick, Inc., is proposing to operate a portable asphalt plant and all related operations as well as stockpiling in the existing gravel pit on a tract in the North Half of the Southeast Quarter, lying east of the township road (305<sup>th</sup> Street), in Section 24, Township 112 North, Range 34 West, Sherman Township. The site is currently permitted to be mined by L&S construction.

There are currently no existing structures on the site. The operating limits of the plant will be approximately 6 acres. Exact placement of the asphalt plant will depend on material processing onsite, projects obtained requiring hotmix asphalt, etc. Recycled asphalt stockpiles may remain onsite for future use. Blasting is not proposed as part of the operation and no blasting materials will be kept onsite.

There are no wells or septic onsite.

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Temporary portable tanks will be stored onsite during asphalt plant operations according to the MPCA standards for above-ground storage tanks.

The site is located in the Agricultural zoning district. The parcel is 20.48 acres, and is bordered on the south and west by cropland, the north by a gravel pit, and east by trees, rock outcropping, and wetland. The topography of the area consists of rock outcropped hills and rolling farmland.

The asphalt produced on the property is planned to be used for roadway construction, specifically, the Renville County paving in 2023, which consists of 23,000 TN of asphalt out of this site.

Dust will be controlled with a water truck as needed. All runoff from mined areas will be directed back into the pit bottom so that infiltration can remove any sediment.

The plant will be set low in the pit so the earthen walls will naturally act as a sound dampener. Hours of operation are proposed to be from 6:00 a.m. until 8:00 p.m. Monday through Saturday, with no Sunday operation.

The plant is only expected to operate for the 2023 construction season. A 1-year permit is sought.

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

The nearest dwelling to the project site is 30815 County Hwy 11, about 2875 feet northwest of the site.

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

