

TO: Redwood County Planning Commission

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

DATE: June 17, 2024

RE: Planning Commission Hearing on June 25, 2024



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 25th day of June, 2024, beginning at 1:00 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 Animal Confinement Feedlot Conditional Use Permit Application (5-24) submitted by Daniel Alexander

Daniel Alexander is seeking to operate a 30,000 head, 3-barn turkey operation on a 15.7-acre tract in the North Half of the Northwest Quarter of Section 12 of Vesta Township.

The site is located in the "A" Agricultural District. A feedlot over 300 animal units is a conditional use in said District.

The site is currently permitted under CUP #96. There are two existing turkey barns on the property, and Alexander proposes to add one barn to the existing operation. The existing CUP authorized construction of one 10,000-head (180 animal units) turkey barn. The addition of the second 10,000-head turkey barn did not require a new CUP, as it remained under the threshold of 200 animal units over the permit level. The addition of the new 10,000-head (50 animal units) brooder barn and the prior addition puts the feedlot over the threshold for requiring a new CUP (410 total animal units).

The nearest county open ditch is 2,400 feet southwest of the site, and the nearest county tile line is 800 feet northeast of the site.

The three closest residential dwellings to the site, other than the landowner, are as follows:
Paul and Kathryn Alexander, 20797 330th St., about 1700' northwest of the site;
Chad and Leah Donner, 32680 Garden Ave., about 3200' southeast of the site;
and Aaron and Kari Scheffler, 20885 320th St., about 4000' southwest of the site.

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 are as follows:

- (1) 20797 330th – 98%
- (2) 32680 Garden Ave. – 99%
- (3) 20885 320th St. – 99%

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed. Redwood County Government Center - Environmental Department

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2. Public hearing on Application for Extraction Interim Use Permit (6-24) submitted by Rodney Paskewitz of Duro Rock Supply Co., on behalf of landowner Artesian Properties LLC

Duro Rock Supply Co. is seeking to open a granite quarry in Section 18 of Swedes Forest Township. Specifically, Duro Rock's operations will be located in part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$).

The site is located in the "A" Agricultural District. Extraction is an interim use in said District.

The proposed project area includes approximately 10 acres of granite extraction and approximately 5 acres of boulder extraction. The topsoil will be stripped off and stockpiled for reclamation. The granite material will be mined through blasting or cutting. Duro Rock is seeking a 10 year permit.

There are wetland areas on the parcel and two plant species of note: Oregon Woodsia is state-listed as a special concern plant, and Wolf's spikerush is state-listed as threatened. Duro Rock will pursue a Threatened and Endangered Species Avoidance Plan and coordinate with the DNR regarding the threatened plant species found on the site. Duro Rock will also pursue a Wetland Conservation Act (WCA) No Loss Wetland Application to determine the wetland impacts, if any, and any needed replacement plan.

Pursuant to Title XV of Redwood County Ordinances, § 153.283(E), the applicant is required to provide proof of bodily injury, property damage, and public liability insurance in the amount of at least \$1,500,000.00 per occurrence. The applicant is also required to post a bond or irrevocable letter of credit as security to Redwood County in the amount of \$2,000.00 per acre, a minimum of \$10,000.00, or 125% of the estimated/bid value to reclaim the property, whichever is greater. The Redwood County Board of Commissioners may require a higher surety amount, if in the reasonable discretion of the County, the unique characteristics of the proposed project require more substantial restoration or reclamation. Further, a surety is required for a minimum of one year beyond the ending date of the permit. This site requires a \$30,000.00 surety.

There are no nearby Redwood County ditches or tile lines.

The three closest residential dwellings to the site, other than the landowner, are as follows:
Matthew and Becky Huhnerkoch, 21383 Co. Hwy 27, about 750' east of the site;
Jeffrey Huseby, 21581 Co. Hwy 27, about 1640' east of the site;
and Joey and Betty Jo Lecy, 43198 Co. Hwy 7, about 3,275' east of the site.

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