

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: May 27, 2025



A meeting of the Redwood County Planning Commission convened on Tuesday, the 27th day of May, 2025, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mike Scheffler, Mark Madsen, Jeff Huseby, DeVonna Zeug, Rick Maurer, and County Commissioner Corey Theis. Also present were the following individuals: Jeremy Pierson, David Engen, Land Use and Zoning Supervisor Jeanette Pidde, and Environmental Director Nick Brozek.

At 1:00 p.m. the meeting was called to order by Chair Scheffler.

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

At 1:03 p.m. Chair Scheffler called to order a public hearing on Application for Conditional Use Permit #3-25, submitted by Jeremy Pierson.

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

1. Jeremy Pierson is seeking a Conditional Use Permit for a dog boarding and breeding kennel on his home property located at 44665 170th St., in Section 26 of Brookville Township.
2. The property is located in the Agricultural District. In said district, any private or commercial dog kennel is a Conditional Use (see Redwood County Code of Ordinances Section 153.142(A)(2)). A kennel is defined in Section 153.007(B) as "a place where three or more of any single type of domestic animals, over four months of age, are boarded, bred, or offered for sale."
3. The boarding facility will be in an existing 32'x22' insulated steel barn, with air conditioning, heat, and running water. The building has 8 individual kennel enclosures, each with a dog door entering a 5'x10' concrete, covered outdoor area. There will be an outdoor play area for the dogs in an existing 90'x300' grassy area, fenced in with an 8' fence. A 45'x60' concrete area, with a 6' fence, will be used for outdoor play for smaller dogs. The kennel will be designed to house up to 10 adult dogs for overnight boarding.
4. The dogs will be supervised in person or via live-feed cameras. Proof of vaccinations and flea/tick/heartworm preventative is required.
5. A solution called Wysiwash will be used to disinfect and clean the facility. Wysiwash is made of a concentrated solution of calcium hypochlorite, which is a compound made from chlorine, calcium, and oxygen. The solution is eco-friendly, biodegradable, and non-hazardous to both humans and animals. The EPA-Registered solution kills viruses, bacteria, and fungi, plus controls mold and algae. All dog waste will be collected and field applied on site.
6. Breeding and boarding dogs will be placed in the same building most of the time. The breeding dogs are also Pierson's pets, and can be kept in the residence as needed. Unfixed dogs can be kept

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separated as needed. Pierson will have three to four breeding dogs, with a total of one to two litters per year.

7. The site is accessed from 170th Street, a gravel township road. There is a designated parking area south of the kennel building. Traffic should be minimal with one to two visits per day. Pick-up and drop-off hours during weekdays will be from 4 p.m. to 7 p.m., or as separately arranged based on availability.
8. The site is 2,895 feet from JD36 R&B (Sleepy Eye Creek). The nearest county tile is 3,700 feet from the site.
9. The closest third-party dwellings to the site are as follows: (1) 44370 170th Street, about 1,630 feet west of the site; (2) 44255 170th Street, about 2,125 feet west of the site; and (3) 45293 170th Street, about 2,930 feet east of the site.
10. Copies of the Conditional Use Permit application, maps, and plans were enclosed.

Jeremy Pierson was in attendance to present the project to the Planning Commission. Pierson made the following statements to the Commission:

- He purchased a property in Brookville Township that had an old 2-story hog building. He gutted the building and insulated it.
- The building now has eight 5'x5' indoor kennels. There is outdoor access for 5 of the kennels to 5x10' outdoor kennels. The building is heated and air-conditioned.
- The site was previously a white-tail deer farm. There is an 8' fence on the perimeter of the 300'x90' pen that will be used as a dog run. A 45'x60' concrete pen will be used for smaller dogs.
- He will have no more than 10 dogs.
- Pierson has a full-time job, so there will be about 5 hours per day with no one at the property, but there is a live video feed at all times.

The Planning Commissioners had the following questions and comments:

- Do the dogs have access to the dog run?
- Has Pierson done boarding in the past?
- There were deer there in the past?
- Does Pierson live on site?
- Did he go through the proposed conditions?

Pierson responded that:

- The dogs will have access to the dog run via a double-gated entry. There is a side door on the kennel building that would lead to a gated entry to the dog run.
- Everything will be double-gated for the dogs' safety. He still needs to add a gate to the west side of the smaller area.
- He has only done boarding for family and friends in the past.
- Yes, it was a white-tail deer farm in the past. There were three separate deer pens with 8' fencing on the property.
- He lives on the site.
- He is fine with the proposed conditions.
- He plans to have ten dogs maximum because having more affects the cost of his business insurance, and he wants to have time for each of the dogs in his care.

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

Chair Scheffler then closed the public hearing at 1:09 p.m.

Chair Scheffler directed Pidde 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 #3-25, with the conditions proposed by staff. The motion was seconded by Kaufenberg and passed unanimously.

At 1:17 p.m. Chair Scheffler opened a discussion regarding a modification to the Engen cattle barn facilities subject to Conditional Use Permit 3-13.

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

1. The proposed project includes an increase in animal units. The existing AU capacity of the site is 955 AU. After the project, the site will have a capacity of 976 AU. This increase does not require an updated Conditional Use Permit from Redwood County.
2. The proposal is to add on to the existing north barn. This will be identical in layout to the existing barn, a partial confinement building with a covered feed bunk and an open lot to the south. The new barn addition will be 126-ft long and 54-ft wide with a gable roof. The concrete open lot will be 126-ft long and 50-ft wide. It will have a 6" concrete curb for walls. The existing partial confinement barn had more animals permitted in it than it could hold. That barn, with the new addition, is being re-permitted to match the industry standard stocking density for a facility of that type. As such, the partial confinement barn is proposed to have a capacity of 480 feeder cattle. The existing slat barn has a permitted capacity of 640 head of finishing cattle.
3. Copies of the proposed building design and maps were enclosed.

David Engen was in attendance to present the project to the Planning Commission. Engen made the following statements to the Commission:

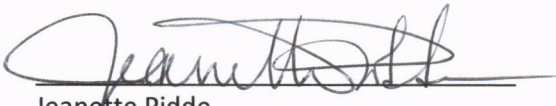
- This will be a summer project.
- They will have smaller animals in the confinement barn and move them into the slat barn. It's easier on the cattle.

The Planning Commissioners had the following questions and comments:

- Where the round bales are, will that be an open lot?
 - o Engen responded that the open lot will extend into that area.
- They reviewed the checklist from MPCA's inspection.
- It doesn't look like there's much runoff.
 - o Engen responded that there's concrete with a curb, and they add bedding during a rain, so they really don't have a problem with runoff.
- The project looks good.

The Commissioners reviewed and discussed the minutes from the April 8, 2025, Planning Commission meeting. Zeug made a motion to approve the April 8, 2025, Planning Commission minutes. This seconded the motion, and it passed unanimously.

Following a motion by Scheffler and second by Zeug, with all in favor, the meeting was adjourned at 1:28 p.m.


Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office


Jeff Huseby, Vice Chair
Redwood County Planning Commission