

TO: Redwood County Planning Commission
FROM: Jeanette Pidde *JP*
Land Use and Zoning Supervisor
Redwood County Environmental Office
DATE: December 22, 2025
RE: Planning Commission Hearing on December 30, 2025



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 30th day of December, 2025, 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 one (1) public hearing. A brief summary of the subject matter of the hearing is set forth below.

1. Public Hearing on Application for Conditional Use Permit (12-25) submitted by John Schwartz of Schwartz Family LLC

Schwartz is seeking to expand an existing feedlot. The site was previously permitted under CUP #11-04 for 624 animal units. Schwartz proposes to construct a new 184'x153'x8' total confinement barn with concrete under-barn manure storage area for 3300 head of swine 55-300 pounds. After construction, the total animal units will be 1,614.

The site is located on Magnolia Ave. in Section 36 of New Avon Township. The property is zoned Agricultural. Feedlots are a conditional use in the Agricultural District. A new conditional use permit is required whenever an existing feedlot is expanded by more than 200 animal units over the existing permit level.

The existing well on the property will be sealed, and a new well will be constructed more than 100 feet from the barns. The nearest county tile line is located approximately 700 feet north of the site. The nearest county ditch is 3,775 feet away from the site.

The closest third-party dwellings to the site are as follows: (1) 34339 County Hwy 16, about 2,020 feet northeast of the site; (2) 34786 County Hwy 16, about 3,975 feet east of the site; and (3) 23639 Magnolia Ave., about 4,225 feet north of the site.

The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:

1. 34339 County Hwy 16: 96% Annoyance-free
2. 34786 County Hwy 16: 98% Annoyance-free
3. 23639 Magnolia Ave.: 98% Annoyance-free

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