


TO: Redwood County Planning Commission

FROM: Nick Brozek 
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: March 30, 2021

RE: Planning Commission Hearing on April 6, 2021



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 6th day of April, 2021, beginning at 1:00 o'clock p.m. in the MN West 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 Application for Animal Confinement Feedlot Conditional Use Permit submitted by Brian Johnson.

Brian Johnson is proposing to expand an existing swine feedlot currently consisting of; (1) one 41' x 128' total confinement barn with 8' deep under floor manure storage pit; (2) one 51' x 168' total confinement barn with 8' deep under floor manure storage pit; (3) one 40' x 48' swine nursery barn with pull plug pit; and (4) one 32' x 48' swine nursery barn with pull plug pit. The proposed project will consist of the construction of a 41' x 144' addition to the existing 41' x 128' barn, including 8' deep manure storage pit. After construction of the addition, the barn will measure 41' x 272. When the project is complete, the total number of head on the site will be 2200 head of swine between 55 and 300 lbs. (660 animal units) and 1000 head of swine less than 55 lbs. (50 animal units), for a total of 710 animal units.

Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained when constructing a new manure storage structure.

The feedlot is located in Section 1 of Springdale Township, on the west side of County Hwy 5. The site is owned by Mr. Johnson. The surrounding farm land is owned by Johnson and his family, and includes Mr. Johnson's residence. The site is about 3 miles north of Walnut Grove.

The closest county tile main is 2250 feet southeast of the feedlot site. The closest county ditch is about 1.75 miles west of the site.

The site is located about 1.5 miles north of Plum Creek.

The four nearest dwellings to the proposed site are as follows: 16170 160th Street (Wayne & Mary Alms), about 1815 feet northeast of the site; 16117 160th Street (Kathleen & Terry Filter),

Redwood County Government Center - Environmental Department
P.O Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

about 2150 feet north of the site; 15289 Crown Avenue (Bruce Johnson), about 4650 feet west of the site; and Johnson's own residence, about 210 feet south of the site.



Additionally, the Swedish Lutheran Church cemetery is located about 2170 feet from the feedlot. Mr. Johnson applied for and was granted variance 1-21v on February 23, 2021, for a variance to the ½ mile setback from the cemetery.

Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:

1. Alms – 96% annoyance free
2. Filter – 97% annoyance free
3. Bruce Johnson – 98% annoyance free
4. Brian Johnson – 83% annoyance free
5. Cemetery – 97% annoyance free

To control odor, Mr. Johnson plans to plant a tree line wind break on the north side of the feedlot. The wind break will consist of one row of Black Hills spruce and one row of maple trees. He also uses pit additive.

The finishing barn manure pits will be designed to have 12 months of manure storage capacity.

Dead animals will be picked up for rendering. There will be a 10' x 10' structure to temporarily store dead animals.

Mr. Johnson has 1,480 acres listed on his manure management plan available for spreading the manure. These fields are located in Springdale Township Sections 1, 2, 11, 12, and 14; Gales Township Sections 25, 34, and 36; and North Hero Township Sections 6 and 7.

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

2. Public hearing on Application for Interim Use Permit submitted by Brian Kletscher.

Mr. Kletscher is seeking to re-permit and expand an existing gravel pit on property he owns in Section 22, Vesta Township. The pit was originally permitted in 2011, under CUP #4-11, which expires 4/1/2021. Mr. Kletscher wants to re-permit the existing pit area and add about 3 additional acres.

The site is located on the north side of 300th Street, about 1 mile south of the City of Vesta. The site is located in the Agriculture District. Mining is a Conditional Use in the Agricultural District. The pit will be accessed from 300th Street, via an existing approach, about ¼ of a mile east of

Redwood County Government Center - Environmental Department

P.O Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

County Hwy 10.

Gravel and fill material will be removed as needed for construction projects. At the end of the permit term, the site will be graded and sloped to no more than 2:1 slope, and seeded with approved grass seed mixture. The requested permit term is 10 years.



The pit will be 6.5 acres in size, as shown on maps attached to the permit application. It will be located on the north and west sides of an old gravel pit, that is now a wooded wildlife area. There is currently zero to 1.5 feet of topsoil on the site, covering a 10 to 13 foot layer of gravel and sand, with clay underneath. The maximum depth of excavation will be to the bottom of the gravel and sand layer.

The closest County Ditch to the site is CD 33, an open ditch running more or less west to east, about 950 feet south of the site.

There is no county drainage tile within 1 mile of the site.

According to the soil maps for the site, the soil types present are Estherville sandy loam 0 to 2 percent slopes, and Estherville sandy loam 2 to 6 percent slopes.

The three nearest dwellings to the proposed site are as follows: 30427 CSAH 10 (Jordan & Anna Gobligh), about 1650 feet northwest of the site; 30242 CSAH 10 (William & Terri Gobligh), about 1945 feet west of the site; and 19099 295th Street (Travis & Jennifer Welch), about 2650 feet south of the site.

Pursuant to Redwood County Code of Ordinances Section 153.283(E)(2), the applicant is required to post a bond or irrevocable letter of credit 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. Sureties shall be for a minimum of one year beyond the ending date of Interim Use Permit. This site requires a \$13,000.00 surety.

Pursuant to Redwood County Code of Ordinances Section 153.283(E)(1), 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.

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