



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: April 6, 2021

A meeting of the Redwood County Planning Commission convened on Tuesday, the 6th day of April, 2021, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Jeff Huseby, DeVonna Zeug, Mike Scheffler, Mike Kaufenberg, and County Commissioner Dave Forkrud. Mark Madsen was absent. Also present were the following individuals: Brian Johnson, Brian Kletscher, Environmental Director Scott Wold, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the regularly scheduled April 6th, 2021 Redwood County Planning Commission meeting was called to order by Chair Huseby.

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

At 1:04 p.m. Chair Huseby called to order a public hearing on Application for Animal Confinement Feedlot Conditional Use Permit #2-21, submitted by Brian Johnson.

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

1. 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.
2. Redwood County Feedlot Ordinance requires that a Conditional Use Permit be obtained when constructing a new manure storage structure.
3. 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.

4. 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.
5. The site is located about 1.5 miles north of Plum Creek.
6. 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), 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.
7. 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.
8. Staff used the University of Minnesota OFFSET odor from feedlots setback estimation tool to calculate the Annoyance-free frequency for the following dwellings:
 - Alms – 96% annoyance free
 - Filter – 97% annoyance free
 - Bruce Johnson – 98% annoyance free
 - Brian Johnson – 83% annoyance free
 - Cemetery – 97% annoyance free
9. 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.
10. The finishing barn manure pits will be designed to have 12 months of manure storage capacity.
11. Dead animals will be picked up for rendering. There will be a 10' x 10' structure to temporarily store dead animals.
12. 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.
13. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Brian Johnson was present at the meeting to explain the project. He made the following statements to the Commission:

- He is adding on to an existing finishing barn.
- The existing building holds 600 head, but is old and needed to be repaired. So he is also replacing the slats and fixtures in the old building.
- The building will approximately double in size, to hold an additional 600 head.
- The addition will be on the west side, and will include a corresponding addition to the 8 foot deep manure pit.
- He has plenty of farm land on which to apply the manure. Manure will be applied at 3000 to 3500 gallons per acre.
- Manure has high value and should therefore be applied correctly.

- He and 3 other farmers own the pigs. They have a nursery called “Pipestone Pigs.” He gets pigs every 9 weeks.
- Johnson is on the MN Pork Board.
- Centrol will be contracted to do the manure management, because they will also do the paperwork.

The Planning Commissioners asked the following questions of the applicant:

- Did he read the proposed permit conditions, and are they acceptable?
- How will the barn addition be connected to the existing barn?

Johnson responded to the Commissions questions as follows:

- He is fine with the proposed conditions.
- He is going to plant trees, but will keep them back from the road so they don’t cause snow drifting in the winter.
- The enlarged barn will be in two sections, with a utility room in the middle.
- He had to get a variance because the feedlot is too close to the church cemetery.

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

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Huseby closed the public meeting at 1:13 p.m. He then asked Brozek to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

Zeug made a motion to approve Application for Animal Confinement Feedlot Conditional Use Permit #2-21. The motion was seconded by Forkrud and passed unanimously.

At 1:21 p.m. Chair Huseby called to order a public hearing on Application for Extraction Interim Use Permit #3-21, submitted by Brian Kletscher.

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

1. 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.
2. 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 County Hwy 10.
3. 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.
4. 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.

5. 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.
6. There is no county drainage tile within 1 mile of the site.
7. 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.
8. The three nearest dwellings to the proposed site are as follows: 30427 CSAH 10 (Jordan & Anna Goblisch), about 1650 feet northwest of the site; 30242 CSAH 10 (William & Terri Goblisch), about 1945 feet west of the site; and 19099 295th Street (Travis & Jennifer Welch), about 2650 feet south of the site.
9. 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.
10. 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.
11. A copy of the Interim Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Brian Kletscher was present at the meeting to explain the project. He made the following statements to the Commission:

- He wants to renew the permit for an existing pit, and add 3 additional acres.
- He read through the proposed conditions and is fine with them.
- He isn't planning to work with any specific contractor. Instead he will work with whoever needs the material on an as-needed basis.
- He will obtain a bond for the \$13,000 reclamation surety.

The Planning Commissioners asked the following questions of the applicant:

- Will Kletscher do any pumping in the pit?
- Is the site on a hill?

Kletscher responded to the Commissions questions as follows:

- They will not need to pump water out of the pit. The bottom of the pit will be about 3 feet above the water table.
- The site is on a hill, and the goal will be to reduce the height of the hill. The additional 3 acres will expand the site to another part of the hill.

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

Chair Huseby asked if anyone was present to speak in opposition to the project. No one came forward.

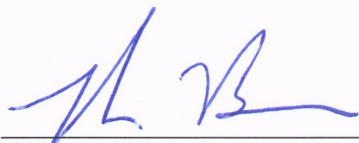
Chair Huseby closed the public meeting at 1:25 p.m. He then asked Brozek to lead the Commission through the Findings of Fact worksheet, which the Commissioners discussed.

Zeug made a motion to approve Application for Extraction Interim Use Permit #3-21. The motion was seconded by Kaufenberg and passed unanimously.

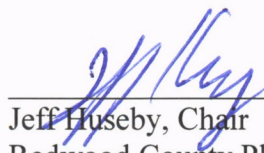
The Commissioners reviewed and discussed the minutes from the February 23, 2021 Planning Commission meeting.

Kaufenberg made a motion to approve the February 23, 2020 Planning Commission minutes as presented. Zeug seconded the motion and it passed unanimously.

Zeug made a motion to adjourn. The motion was seconded by Scheffler, and passed unanimously. The meeting was adjourned at 1:36 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Jeff Huseby, Chair
Redwood County Planning Commission