

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: June 30, 2026



A meeting of the Redwood County Planning Commission convened on Tuesday, the 30th day of June, 2026, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Jeff Huseby, DeVonna Zeug, Mike Scheffler, and County Commissioner Corey Theis. Planning Commission members Rick Mauer and Jon Tauer were absent. Also present were the following individuals: Dallas Stage, Marta Lasch, Doug Cottrell, Sidney Noese, Environmental Director Nick Brozek, and Land Use and Zoning Supervisor Jeanette Pidde.

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

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

At 1:03 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #8-26, submitted by Doug Cottrell of Northern States Power Co. dba Xcel Energy o/b/o landowner Douglas DeCock.

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

1. Northern States Power Co (dba Xcel Energy) is proposing to construct an electrical substation to connect into Xcel's existing double-circuit 345kV transmission line. The substation will also tie the Plum Creek Wind Project lines into the existing power grid. The project developer, Geronimo, has a route permit with PUC covering the Plum Creek transmission line. There was an EIS completed for both the wind farm and the transmission line.
2. The new substation will consist of an electrical substation enclosed in a fenced area measuring 669' x 540' with two (2) gates and a crushed rock surface, two (2) driveways, and small control building. It will front on County Highway 12. The transmission line will cross County Highway 12 to the substation. The applicant will need to obtain access permits and road crossing permits from the highway department.
3. Northern States Power Co has an option to purchase the parcel of land, and plans on closing on the property later in the summer.
4. The property is located in the Agricultural District. In said district, essential service structures are a Conditional Use, and a substation is an essential service structure.
5. There is a county tile line on site, and Xcel has applied to re-route the tile line around the substation. The hearing on the rerouting will be held July 7, 2026. Rohlik Slough is 10,000 feet east of the site, and JD 31, Lat B is more than 3,000 feet southeast of the site.

Redwood County Government Center - Environmental Department

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6. The closest third-party dwellings to the site are as follows: (1) 28193 Eagle Ave., about 940 feet north of the site; (2) 27714 County Highway 10, about 3,300 feet southeast of the site; and (3) 17308 County Highway 12, about 3,650 feet west of the site.
7. Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Doug Cottrell, Mara Lasch, and Sidney Noese were in attendance to present the project to the Planning Commission. Cottrell made the following statements to the Commission:

- The new substation will be the point of connection for the Geronimo Plum Creek Wind Farm.
- The site is very close to the existing transmission line, so they can connect to the existing infrastructure.
- They have an option to purchase the land and they're working on doing their due diligence.
- They would like to do grading this fall and finish the substation next April or May.
- They will be applying for access permits and road crossing permits with the highway department for the crossings. They will notify the county of construction activities.

The Planning Commissioners had the following questions and comments:

- The Plum Creek line is already a "go?"
 - o Cottrell responded that is correct.
- There will be two road crossings?
 - o Cottrell responded that two crossings is correct.
- Are there tile lines on the property?
 - o Lasch responded that there is a county tile line on the property and the petition for re-route will be heard by the County Board on July 7th.
- Where is the power going?
 - o Cottrell responded that the power will be going into the grid. Everything is interconnected.
- It is a field right now? How will access be provided?
 - o Cottrell responded that it is a field, and they will need to put in two new driveways.
- Are they doing something about the weeds currently on the property?
 - o Noese responded that the weeds were scheduled to be sprayed this week.
- Have they reviewed the proposed conditions?
 - o Cottrell responded that everyone on the Xcel project team is aware of the conditions.

There was no one present to speak in support of or opposition to the project.

Chair Huseby then closed the public hearing at 1:10 p.m.

Chair Huseby directed Pidde to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Scheffler made a motion to approve Application for Conditional Use Permit #8-26, with the conditions proposed by staff. The motion was seconded by Kaufenberg and passed unanimously.

At 1:16 p.m. Chair Huseby called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit Application #9-26, submitted by Dallas Stage.

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

1. Stage proposes to expand his existing feedlot from 126 animal units to 420 animal units. He currently has two 30'x70' hoop barns on the property. He proposes to construct a new 44'x256' monoslope cattle barn. He will have 420 head of steers from 350 pounds to finish weight. One hundred forty steers will be housed in the hoop barns, and 280 will be in the new monoslope.

2. The site is located on Fairview Avenue in Section 22 of Vesta Township. The property is zoned Agricultural. Feedlots are a conditional use in the Agricultural District. A conditional use permit is required for any feedlot over 300 animal units.
3. The well is located on the far south end of the property, nearly 200 feet from the nearest hoop barn. The nearest county tile line is located approximately 3,010 feet southeast of the feedlot site. The nearest county ditch is CD 33, 1,330 feet southeast of the site.
4. The closest third-party dwellings to the site are as follows: 30812 Fairview Ave., about 1,580' north of the site; 20585 300th St., about 3,825' southeast of the site, and 30427 County Hwy 10, about 4,680' west of the site.
5. The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:
30812 Fairview Ave.: 98% Annoyance-free
20585 300th St.: more than 99% Annoyance-free
30427 County Hwy 10: more than 99% Annoyance-free
6. Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Stage was in attendance to present the project to the Planning Commission. He made the following statements to the Commission:

- He would like to build a 280-head cattle barn.
- He currently has cattle. His animal units after expansion will be 420.

The Planning Commissioners had the following questions and comments:

- On the permit it states that water use is 10 gallons per day per animal. Is that correct?
 - o Stage responded that is correct.
- He currently has two barns and he's building a new barn?
 - o Stage responded that is correct.
- What is the OFFSET rating?
 - o Pidde replied that the closest dwelling had a 98% OFFSET rating, and the next two were above 99%.
- Will manure be land applied or injected? He has enough acres?
 - o Stage replied that he will not have a pit, and it will be all dry manure. It will be surface spread. He worked with MPCA for his manure management plan.
- Has he read the conditions?
 - o Stage replied that he had read the conditions.
- Will he contract with Central Bi to pick up dead animals?
 - o Stage replied that he has the number to call as needed.

There was no one present to speak in support of or opposition to the project.

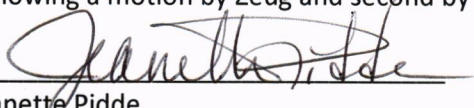
Chair Huseby then closed the public hearing at 1:20 p.m.

Chair Huseby directed Pidde to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

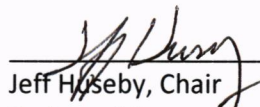
Zeug made a motion to approve Animal Confinement Feedlot Conditional Use Permit Application #9-26, with the conditions proposed by staff. The motion was seconded by Theis and passed unanimously.

The Commissioners reviewed and discussed the minutes from the June 18, 2026, Planning Commission meeting. Zeug made a motion to approve the June 18, 2026, Planning Commission minutes. Theis seconded the motion, and it passed unanimously.

Following a motion by Zeug and second by Scheffler, 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, Chair
Redwood County Planning Commission