

MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENT MEETING

**TUESDAY, DECEMBER 9, 2014 – 7:00 PM, ROOM 4 & 5, THIRD FLOOR,
LYON COUNTY GOVERNMENT CENTER, MARSHALL, MINNESOTA**

MEMBERS PRESENT: DeCock, Chalmers, Ludeman, Steen, Sturrock

OTHERS PRESENT: Ritter, Goodenow, Zimmer, Biren, and Olson

ABSENT: None

Ludeman opens the meeting at 7:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

IDENTIFY ANY CONFLICT OF INTEREST. None.

AMEND/APPROVE AGENDA. Biren explains that the August 2014 minutes were not included with the December packet. Ludeman proposes to table the approval of the August 2014 minutes until the next meeting. No other changes. Chalmers motions, Seconded by DeCock. All vote in favor, motion carries.

CORRECT/APPROVE MINUTES FROM THE AUGUST 2014 MEETING. The minutes were tabled until the January 2015 meeting.

BOARD OF ADJUSTMENTS: None.

PLANNING COMMISSION:

CONDITIONAL USE PERMIT:

Public Hearing, Stephen VanKeulen has applied for a conditional use permit to construct a new total confinement swine barn on an existing feedlot site. The Odor OFFSET setback requirement is 94% with a minimum setback of 1,320 feet from a neighboring dwelling. The proposed feedlot expansion will be located approximately 1,650 feet from the nearest dwelling. The land is zoned Agricultural and is located in part of the Southwest Quarter (SW1/4), Section Two (2), Grandview Township, Lyon County, MN.

Stephen VanKeulen is present. Biren explains that the proposed project is a new hog facility, and expansion that would double the size of the feedlot. The new barn is proposed to go 100 feet south of the existing. The new barn will be a 2400 head finishing, tunnel ventilated barn with a concrete manure pit below the barn. Biren

explains the parcel map shows “Arco Group” owning the property. This group has dissolved and the land is now owned by Stephen and his wife Jennifer. The expansion puts the feedlot over the 1000 animal unit threshold and triggers permitting under the Minnesota Pollution Control Agency.

Stephen talked with his two closest neighbors who had no problems with the expansion. Biren visited with the Grandview Township Board who had no comments and supported the project. Ludeman opens the discussion to public comment. Ludeman asks if the Stephen has enough land to spread the manure. Stephen indicates he has 740 acres of land where manure can be applied.

Ludeman moves to finding of facts. Stephen says they will be using the same driveway approach. Off street parking will be provided 100 feet off of the road. Ludeman asks Stephen if he was considered putting trees around the barns. Stephen plans on planting some trees and says his neighbor would be happier if trees were planted. Stephen is thinking of planting on the north side of the barns. Motion made by Chalmers, Seconded by Sturrock. All vote in favor, motion carries.

Biren invites Brian Ross, CR Planning of Minneapolis, MN to discuss solar energy background, policy, and ordinance development for local governments. Brian explains in detail the legal aspects and policy development issues surrounding both large scale solar farms and rooftop solar.

Motion made by Sturrock, Seconded by Steen to adjourn at 8:45 pm. All vote in favor, motion carries.

Respectfully submitted,

Planning and Zoning/Board of Adjustments

Luke Olson, Lyon County Planning & Zoning