

MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, March 13, 2018 – 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.

MEMBERS PRESENT: DeCock, Steen, Williams, Chalmers

OTHERS PRESENT: Crowley, Ritter, Biren, Springstead, Olson

ABSENT: VanOverbeke

Chalmers opened the meeting at 7:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

IDENTIFY ANY CONFLICT OF INTEREST: None

AMEND/APPROVE AGENDA: Steen moved, seconded by Williams to approve agenda. All in favor, motion carried.

MINUTES: Williams moved, seconded by Steen to approve minutes as presented. All in favor, motion carried.

PLANNING COMMISSION:

Election of Officers:

DeCock nominates Chalmers for Chair. Biren asks for additional nominations three times.

Williams moved, seconded by Steen for a unanimous ballot of Chalmers as Chair for 2018.

Chalmers nominates DeCock for Vice-Chair. Biren asks for additional nominations three times.

Voting for unanimous ballot of DeCock as Vice-Chair for 2018, all in favor, motion carried.

- A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Kerrman Farms, LLC - Dalton Werkman, owner and Brandon Kerr, owner, for a Conditional Use Permit request for a new feedlot and to hear public comment to fulfill Minnesota Session Law 2000 – Minn. Stat. 116.07, subd 7(l). Odor OFFSET setback requirement is 94 %. Minimum setback for a new feedlot is 1320'. The land is zoned agricultural and described as following:

***S2 SW4 & S2 S2 N2 SW4, S2 SE4 Section Twenty-One (21) Island Lake Township (T111N R43)
Lyon County, MN***

Public Comment: None was received.

Township comment: None was received.

Dalton Werkman and Brandon Kerr, owners, were present. Biren explains the location and project information. The proposed barn is a 101' x 192' confinement barn with 8' below-the – barn concrete manure pit. The barn will house 2,400 head of finishing hogs and will have a load-out and office attached and feed storage on-site. Chalmers opens the discussion to public

comment. Jim Vandamme is the nearest resident, southeast of the proposed hog barn, and was concerned that the owners did not notify him personally of the proposed barn.

Gary Jorgensen owns land to the west and objects to building the barn to the east. He was also concerned about well water contamination from the barn. Kerr explains that the Rural Water Board has approved their request along with additional units. No well is anticipated on the site. Cistern could be a potential backup option. Chalmers asks about additional siting locations. Kerr explains that the surrounding land is in a Trust.

Chalmers moves to finding of facts. Kerr mentions that there is an existing approach and access road to the proposed barn. Drainage is not an issue. Chalmers asks about ventilation. Kerr explains that the barn will be tunnel ventilated with five vent fans on each side of the barn, pushing air from west to east, with four additional pit fans. The barn is anticipated to have a 10-year payback.

Springstead asks about deads and manure management. Kerr explains there will be a dead box and rendering will be utilized. The manure will be knifed in in the fall on nearby properties, approximately 900 acres available. Biren explains that corn on corn cropping would require approximately 400 acres for manure application. Joregenen has questions on County Road maintenance. Biren explains the road is posted for weight and the permit holder is responsible for maintain road. The proposed haul route for manure and feed will be Co Rd 4 from Co Rd 85. Dust control not typically a condition for hog barns.

Vandamme requests that a condition be added so hog manure is not hauled up his driveway. Vandamme explains that there is a 99-year access easement with Kerr's on the driveway. Chalmers recommends the additional condition: "manure cannot be hauled on private property without expressed permission of the property owners."

Steen moved, seconded by DeCock to recommend the County Board grant the Conditional Use Permit for Kerrman Farms, LLC. All in favor, motion carries.

Biren is working with University of Minnesota – Odor Offset model to account for power ventilated hog barns. Biren referenced the packet provided.

Adjourn: DeCock moved, second by Williams to adjourn meeting. All in favor, motion carried.

Respectfully submitted,

Jon Chalmers, Planning Commission/
Board of Adjustments Chair

Luke Olson, Lyon County Planning &
Zoning