

MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, June 12, 2018 – 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.

MEMBERS PRESENT: DeCock, Steen, VanOverbeke, Williams

OTHERS PRESENT: Crowley, Ritter, Biren, Springstead

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

PLEDGE OF ALLEGIANCE TO THE FLAG

IDENTIFY ANY CONFLICT OF INTEREST: DeCock identified conflict of interests with the Vroman application and Boerboom application. Elected Williams chair meeting where DeCock identified conflicts.

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

MINUTES FROM May 8, 2018: Steen moved, seconded by VanOverbeke to approve minutes as presented. All in favor, motion carried.

BOARD OF ADJUSTMENTS:

None

PLANNING COMMISSION:

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Dean Vroman, 2349 County Road 11, Milroy, MN 56263 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(I). Odor OFFSET setback requirement is 94 %. Minimum setback for a new feedlot is 1320'. The land is zoned agricultural and described and located as the following:
62.3 Acres of the West Half (W ½) of the Southwest Quarter (SW ¼) of Section Thirty-Six (36) Township One Hundred Eleven (111), Range Forty (40), Clifton Township, Lyon County, MN

The Proposed Facility to Consist of:

(New) Finishing Hogs (2,400 x.3 animal factor) = 720 Animal Units

Type of Building:

(new) Approximately 102'x208' Confinement Barn with 8' deep below the barn concrete manure pit. Site will also include feed storage.

Manure to be applied agronomically complying with manure application setbacks and rates.

Public Comment: None was received.

Township comment: No objections from Township.

Dean Vroman, owner, was present. Biren explains the location and project information. The proposed barn is a 102'x 208' confinement barn with 8' below-the-barn concrete manure pit. The barn will house 720 animal units and will be submitted to MPCA for permitting. Biren discussed water use and manure application. There are no issues with either.

Williams asked about driveway access. Vroman stated that there is an existing driveway there that will be widened for access. Engineering plans will be put into place following approval of Conditional Use Permit. Crowley stated that he can widen the driveway more if there are 2 landowners adjacent to the driveway.

Williams entered into Findings of Fact. All findings on checklist were discussed. Biren read the stipulations from the motion.

VanOverbeke moved, seconded by Steen to recommend the County Board grant the Conditional Use Permit for Dean Vroman. All in favor, motion carries.

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Greg Boerboom, 3152 300th Street, Marshall, MN 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 and located as the following:

67.81 ACRES Part of the South Half of the Northwest Quarter (PT S2 NW4) & Part of the Northwest Quarter (PT NW4) EX 83.83 AAND EX 6.24 ACRES of Section Twenty-four (24) Township One Hundred Twelve (112), Range Forty (40), Stanley Township, Lyon County, MN

The Proposed Facility to Consist of:

(New) Finishing Hogs (2,400 x.3 animal factor) = 720 Animal Units

Type of Building:

(new) Approximately 100'x200' Confinement Barn with 8' deep below the barn concrete manure pit.

Manure to be applied agronomically up to two times a year.

The Total Animal Unit Capacity = 720 Animal Units

Public Comment: None was received.

Township comment: No objections from Township.

Greg and Paula Boerboom, owners, were present. Biren explains the location and project information. The proposed barn is a 100'x 200' confinement barn with 8' below-the-barn concrete manure pit. The barn will house 720 animal units and will be submitted to MPCA for permitting.

Boerboom stated that the barn is 180' off of the road for semis to turn around. They are looking at drilling a well, if water is not sufficient, they have approval to hook up rural water.

Steen asked about manure application from barn. Boerboom stated that in previous years' trucks brought manure to the field, now they will apply directly from proposed barn.

Williams entered into Findings of Fact. All findings on checklist were discussed. Biren read the stipulations from the motion.

Steen moved, seconded by Williams to recommend the County Board grant the Conditional Use Permit for Greg and Paula Boerboom. All in favor, motion carries.

Adjourn: Steen moved, second by VanOverbeke to adjourn meeting. All in favor, motion carried.

Respectfully submitted,

Bernie DeCock, Planning Commission/
Board of Adjustments Vice-Chair

John Biren, Lyon County Planning &
Zoning