

**Summary of the
MEEKER COUNTY PLANNING COMMISSION
January 19, 2021 – MEETING MINUTES**
Audio Available

The Meeker County Planning Commission held a meeting on January 19, 2021 at 5:00pm to consider the following Conditional Use permit application and other business before the Board. Present was Jans, Euerle, Loff, Beach and Smith, and Zoning Administrator Schultz. Hempel and Salzl were in attendance on line.

5:00pm

Schultz calls the meeting to order. There is a quorum.

The Board states their names for voice recognition.

Schultz asks the Board if they have any corrections or additions to the November 17, 2020 meeting minutes. None are noted.

Jans makes a motion for approval.

Loff seconds the motion.

Motion carried 7-0.

Euerle nominates Greg Jans as the 2021 Chairman of the Planning Commission.

Hempel seconds the motion.

Motion carried 7-0.

Smith nominates Kim Hempel as the 2021 Vice Chairman of the Planning Commission.

Loff seconds the motion.

Motion carried 7-0.

5:07pm

Jans opens the public hearing for Notice is hereby given per Minnesota Statue 116.07 subd. 7(a) that NexGen Dairy, LLC has made application to the Minnesota Pollution Control Agency and Meeker County for a permit to expand the current Class B feedlot to a Class C feedlot with the total capacity permitted of 1650 animal units.

The proposed addition will be located at the existing feedlot site at That part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NE ¼) and the South Half (S ½) of the Northeast Quarter (NE ¼), more fully described in the application. Section Four (4), Township One Hundred Twenty One (121), Range Thirty One (31), Manannah Township.

Currently this site consists of an 87,960 square foot (dimensions vary) dairy building which includes a milking parlor, free stall barn areas and an office; a 50'x200' square foot detached dairy building; a 90'x44' square foot shed; a 60'x200' square foot shed; 80'x40' commodity shed; a 50'x22 commodity shed; a various other bins and agricultural related structures.

The existing feedlot is a Class B feedlot permitted for 995 AU's. This proposed expansion will change the class of this feedlot to a Class C and increase the number of AU's to 1650 (200 calves, 200 heifers and 1050 Dairy cattle).

This publication shall constitute as notice to each resident and each owner of real property within 5000 feet of the perimeter of the proposed feedlot as required by Minnesota State Law.

This property is a portion of a 120-acre A-1 Agricultural Preservation zoned property located in Manannah Township. This property is approximately 1,320' south of the Stearns/Meeker County line. There is a Class B, 995 AU feedlot located east of 592nd Avenue and an owner dwelling site located northwest of the feedlot approximately 500'. Additionally, on this property is a 60' x 200' dairy building, a 60' x 200' shed, a 108' x 384' dairy building, a 100' x 150' dairy building, a 26' x 50' office, a 50' x 128' dairy building, a 108' x 252' dairy building, a 45' x 90' shed and a 40' x 80' commodity shed.

The current property owner is proposing to increase the feedlot on the property from a class B, 995 animal unit facility permitted June 1999 to a 1650 animal unit Class C feedlot (1,000-2,000 au's).

A variance was granted by Meeker County in May of 2018 to allow a 1650 AU Class C feedlot to be 4,280 feet from the city limits of Eden Valley for this property. This proposed expansion to the operation of the feedlot does not increase the encroachment previously approved and will be located on the existing feedlot site in that part of the SW ¼ of the NE ¼ and the S ½ of the NE ¼ of Section 4, Township 121, Range 31, Manannah Township.

Article 22 Sec. 22.10.D.6.b.2 requires a new feedlot permit when any increase beyond the current registered number of animal units occurs.

Article 11 Sec. 11.03.A of the Meeker County Zoning Ordinance requires a conditional use permit for any Class C feedlot. Notice is hereby given per Minnesota Statute 116.07 subd. 7(a) that Becker Farms has made application to the Minnesota Pollution Control Agency and Meeker County for a permit to expand a feedlot with a capacity of 1650 animal units.

Ann Steinhaus states that the record keeping has been kept up to date and the systems are in place to handle the increased animal units if the Board decides to grant this CUP. An MPCA permit is also in place and this would move the feedlot from a county monitored feedlot to an MPCA monitored feedlot. The permit was put in place in October of 2019.

Jans says that once you go to a Class C feedlot, it is regulated by the state, but a CUP is still needed by the county.

Beach says that they were able to do a tour and see the facility. He didn't notice any concerns. It looks to be very well in order.

Vern Becker states that NexGen Dairy used to operate as Becker Dairy. Vern and his brother Joe operated it. Vern renamed it NexGen Dairy and it is now operated by Vern, his wife and two daughters along with their husbands. He believes he has everything in order.

Beach makes a motion to close the public hearing.

Loff seconds the motion.

Motion carried 7-0.

Schultz reads the conditions:

Conditional Use Permit to operate a Class C feedlot consisting of approximately 1050 dairy cattle, 200 heifers, and 200 calves, for a maximum total of 1650 Animal units located on an existing Class B feedlot in the A-1 Agricultural Preservation District, in that part of the SW ¼ of the NE ¼ and the S ½ of the NE ¼ of Section 4, Township 121, Range 31 in Manannah Township with the following conditions:

1. The Meeker County Zoning Administrator, or his/her designee(s) and at least one member of the Planning Commission shall inspect the premise at least once per calendar year in 2022, 2023 and 2024. Thereafter an inspection shall be completed every third (3rd) year. If at any inspection a feedlot violation is noted an inspection shall there forth occur yearly until three (3) consecutive inspections have occurred with no violations.

Operator shall pay all costs associated with the inspections in accordance with the fee schedule of the Zoning Administrator or One Hundred Fifty Dollars (\$150.00), whichever is greater. If the owner/applicants allow for the inspections of this site and the feedlot site in Section four (4) of Manannah Township on the same day, only one inspection fee shall be charged.

2. The applicant shall comply with all federal, state and local laws and regulations including permits issued by federal, state and local agencies.
3. The applicant shall file annually with the Zoning Administrator and/or his/her designee all records regarding manure nutrient analysis; soil tests for fields receiving manure, manure transfer, stockpiling sites, application rates, and application sites. MPCA rules shall be followed for crop nutrient requirements.
4. The applicant, owner, operator or commercial spreader shall spread manure on fields in accordance with the recommended crop nutrient requirements as promulgated or used by the Minnesota Pollution Control Agency (MPCA) for the next crop type to be planted on any field. Applicant shall test both manure and soil to determine the proper rate before spreading the manure.
5. The owner/operator shall immediately clean up any manure spills on public roads or right of ways.
6. Dead animals shall be disposed of according to MPCA and Department of Animal Health rules and regulations. Options including rendering, composting, burial, and other technologies. The Planning Commission along with other regulatory agencies having jurisdiction over such must approve any and all options.
7. The applicant shall be permitted to do dirt work that is required for the expansion.
8. The applicant shall have eighteen (18) months from the date of final approval of this application by the Meeker County Board of Commissioners to expand the Animal Unit capacity of the facility as permitted by this conditional use permit.
9. This Conditional Use Permit and conditions replace and supersede all other previously approved Conditional Use Permits and Conditions.

Beach makes a motion for approval with the conditions.

Euerle seconds the motion.

Motion carried 7-0.

5:25pm

Beach makes a motion to adjourn.

Smith seconds the motion.

Motion carried 7-0.