

**Minutes of the Dodge County  
PLANNING COMMISSION MEETING  
February 6, 2013**

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The regular meeting of the Planning Commission was called to order by Richard Wolf at 1:00 PM on Wednesday, February 6, 2013. Present were Planning Commission members Harlan Buck, Jon Balzum, Walter Wyttenbach, Richard Wolf and Darren Durst. Also present were County Commissioner Dave Erickson, Lyle Tjosaas, Rodney Peterson, and Zoning Administrator, Melissa DeVetter.

Motion by, Harlan Buck, seconded by Jon Balzum, to approve the agenda and the January 2, 2013 minutes. Motion passed unanimously.

**James Masching – CUP#02-22 (amend)**

The public hearing is to consider a request to amend Conditional Use Permit #02-22 to allow an expansion of an existing feedlot of 2769 finishing hogs or 830.7 animal units to 3796 finish hogs for a total of 1138.8 animal units. The property is 8.5 acres located in the SE 1/4 of the NE 1/4 of Section 15, Westfield Township. James Masching is the applicant and the property owner.

Jim Masching was present to explain his proposal. Twelve years ago the barn to the north of the proposed site was built. The new barn being proposed will be 41' x 200' and will replace the two existing buildings. There will be a pit abandonment done on them. The distance between the two barns will be approximately 52'. The well and electric service will be shared. The new barn will be a tunnel ventilated barn with the fans facing to the west. Mr. Masching indicated that he has talked to the Township and the driveway will be widened 20' to allow a bigger area to turn for trucks onto 120<sup>th</sup> Ave. The barn will be a 100 pen barn. The load out will be on the east end with a curve chute. It's a pretty common 1000 head barn.

Richard Wolf inquired if this was a double wide barn.

Jim Masching stated that it will be a single wide barn 41' x 200'.

Dale Schmeling had a concern about the amount of water that is being used with all the hogs in the neighborhood. The depth of his well is 90' and the water level has been dropping since 2001. Mr. Schmeling is concerned that if Mr. Masching does add on then his well will dry up completely. He is working with the DNR to determine if the well is viable.

Motion by Harlan Buck, seconded by Jon Balzum, to close the public hearing. Motion passed unanimously.

Melissa DeVetter stated Mr. Schmeling did come into the office requesting information on the number of facilities within a two mile radius. At that time the well

issue was discussed. The Department of Health or Department of Natural Resource are the regulators of wells. Dodge County does not have any authority over wells.

Walter Wyttenbach inquired if Mr. Masching knows the average depth of the well in that area.

Jim Masching stated that his well is 230' and was constructed in 1974. His dad's well is about the same depth.

Walter Wyttenbach inquired if this triggers anything because of this request making the site over the 1000 animal unit number.

Melissa DeVetter stated that this is a NPDS permit already and the permit will have to be amended with the State.

Richard Wolf commented that there is nothing worse than not having water. Mr. Wolf then inquired if this barn was going to have bio-filters.

Melissa DeVetter stated that the Feedlot Advisory Board and Mr. Masching had a lengthy discussion on site about this. Mr. Masching has done experimenting and testing on bio-filters along with working with the U of M.

Darren Durst inquired if the pictures of the bio-filter in the packet were the ones that they were proposing to use.

Jim Masching stated that those are on the existing barn to the north.

Darren Durst inquired if the medium was wood chips.

Jim Masching stated yes; they are wood chips.

Darren Durst inquired if the wood chips have to be hydrated.

Jim Masching stated that they are not. The fans on the barns are bigger than most fans on other barns and this is because of the things that he has been trying.

Melissa DeVetter stated that in looking at the Feedlot Advisory report the board stayed away from requiring a certain type bio-filter. As far as the county staff's recommendation goes, by the time these bio-filters are put on it will be next year. Dodge County is currently trying to find a way to address odor mitigation. The Feedlot Advisory Board said that the bio-filters had to be on by Sept 30, 2014 as the ground has to settle first. The staff is suggesting that Mr. Masching would be allowed to use whatever type of bio-filter that the County Board has approved at the time the bio-filters are constructed. The BAEU-18 bio-filters might be required, but there could be more information by then that would support the use of Mr. Masching bio-filters.

Ken Folie explained the difference between the bio-filters.

Jim Masching stated that he changes the wood chips every two years

Melissa DeVetter inquired that if the barn would have one minimum ventilation fan what percentage of the total air flow will go through the barn?

Jim Masching stated that there will be two fans, 20,000 CFM's to a 1000 head room, four in total.

Richard Wolf inquired if the bio-filter does not have moisture, would that change the contact time.

Ken Folie stated no; it does not change the contact time.

Glen Hahn, Feedlot Advisory member stated that the biggest problem with bio-filters in general is that they are not maintained.

Richard Wolf stated that the problem that most producers have is that they cannot find wood chips.

Jim Masching inquired how the 95% odor modeling was coming along.

Melissa DeVetter stated that she will be going to the Committee of the Whole next week to update them on what she has found after running OFFSET's on different sites.

Jim Masching presented the Planning Commission a draft of what type of bio-filter he would like to install.

Melissa DeVetter clarified that the staff recommendations do not tie Mr. Masching into a certain bio-filter; it will be whatever the County Board approves at the time of construction.

Motion by Harlan Buck seconded by Walter Wyttenbach, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions: (The permittee is put on notice that the violation of any of the conditions of the CUP may result in termination of the permit. In the event the permit is terminated, the business shall be required to cease until the applicant re-applies for and obtains a new CUP.)

1. A Dodge County Zoning Permit shall be obtained before construction of the building.
2. The Dodge County animal feedlot registration shall be updated prior to occupation of the barn.
3. Comply with the conditions of the Feedlot Advisory Report dated 1/14/13.

4. Prior to installation of the odor mitigation technology, a plan shall be submitted for approval by the County Board. The applicant may utilize any Dodge County Board approved odor mitigation technology in effect on the date the bio-filters are installed, which will be no later than September 30<sup>th</sup>, 2014.

Motion passed unanimously.

**Adjourn**

Motion by Walter Wyttenbach, seconded by Darren Durst, to adjourn. Motion passed unanimously. The meeting was adjourned at 2:15 P.M.