

Minutes of the Dodge County
PLANNING COMMISSION MEETING
March 4, 2009

The regular meeting of the Planning Commission was called to order by John Allen at 1:00 PM on Wednesday, March 4, 2009. Present were Planning Commission members Galen Johnson, Harlan Buck, Jon Balzum, John Allen, Larry Schmeling, Walt Wyttenbach, and Richard Wolf. Also present were County Commissioner Lyle Tjosaas, Dave Hanson, County Administrator David McKnight, and Compliance Officer Melissa DeVetter.

Motion by Walter Wyttenbach seconded by Jon Balzum, to approve the agenda and the February 2009 minutes. Motion passed unanimously.

Dave Gosch – CUP #06-21 (Amend)

The public hearing is to consider a request to amend a Conditional Use Permit #06-21 to allow an expansion of an existing hog feedlot with 1200 head of hogs for a total of 3200 head or 1280 animal units by the Dodge County calculation of 960 animal units by MPCA. The property is 31 acres located in the NE 1/4 of the NW 1/4 of Section 13, Vernon Township. Dave Gosch is the applicant and the property owner.

Dave Gosch was present to explain his proposal. His operation has changed in the last few years. He has removed two older barns and built a new replacement barn for calves within the last few months. The new hog barn being proposed will be for 1200 finishing hogs.

Motion by Harlan Buck, seconded by Galen Johnson, to close the public hearing. Motion passed unanimously.

Melissa DeVetter explained that the feedlot can not expand over 999 animal units. If he does go above that number he could be subject to an EAW as the expansion is within a three year period.

Galen Johnson commented that he was out with the Feedlot Advisory Board to visit the site. The building is a good distance from the road. Dave has a good working relationship with the neighbor that the manure is being transferred to.

Dave Gosch commented he has visited with the closest neighbors and was at the township meeting. The township was fine with his proposal.

Melissa DeVetter stated the original barn was going to be located on the north side of the existing hog barns. He has since moved the proposed barn location south of the existing hog barns away from the neighbor to the northeast.

Galen Johnson inquired if he is composting the dead animals.

Dave Gosch indicated yes he is.

Galen Johnson commented on the check list that the Feedlot Advisory Board goes through. One item is the manure nutrient management plan. Dave is transferring it to a neighboring farmer. That is an approved way for it to happen. Then it falls on that farmer to properly apply the manure.

Ken Folie explained the transfer procedures for manure. Dave does not control the cropping or have a say over the acres it goes onto. Whoever receive the manure get the instructions on how to apply it to the land.

Glen Hahn, Vernon Township has no objections to this proposal.

Motion by Richard Wolf, seconded by Harlan Buck, to recommend approval of the Findings of Facts and Recommendations of the agenda report with the following conditions:

1. A Dodge County Zoning Permit be obtained before construction of the building
2. The Dodge county animal feedlot registration shall be updated prior to occupation of the barn.
3. FAR dated February 17th, 2009.
4. Additional property shall be transferred and survey shall be recorded no later than December 31st, 2009.

The motion was passed unanimously.

Other Business

Steve Garness – CUP #06-12 review

Steve Garness was present for question.

Melissa DeVetter stated part of the conditions of the CUP was for it to be reviewed in three years.

Galen Johnson inquired if there was any compliant on the pit.

Melissa DeVetter stated the county did receive a compliant. When the county investigated it; we found out it was not his pit but a different one. He need a stormwater permit under the General Permit MN 649; it's a sand and gravel general permit and he doesn't have one as of yet. He should get one and he can do this online it fairly simple process.

Motion by Galen Johnson seconded by Larry Schmeling, to recommend approval of three year extension with a review at that time.

The motion was passed unanimously.

Neal Knutson CUP #08-11 (extension)

Neal Knutson was present to ask for an extension on his CUP.

Melissa DeVetter stated he is asking for a one year extension from the date it was approved and the county has no objection.

The Planning Commission recommends approval for an extension of CUP #08-11 for 1 (one) year based on reasons stated in the letter from owner, Neal Knutson dated February 6, 2009. C.U.P. #08-11 would be extended from May 13, 2009 to May 13, 2010 with the following conditions:

1. Dodge County Zoning Permit be obtained before construction.
2. Dwelling shall not be built on 12% slope or greater unless accompanied by an engineer's plans.
3. The Agricultural Covenant shall be signed and recorded.
4. The septic system must meet the Dodge County's septic ordinance.
5. Driveway access and permits be obtained from the Township.
6. No development on land which has a slope of 18% or greater.
7. Address be obtained from Dodge County Highway Dept.

Motion by Harlan Buck seconded by Walter Wytenbach, to recommend approval of one year extension.

The motion was passed unanimously.

Mary Greening asked the Planning Commission if they would want to go to night meetings starting in May. The Planning Commission indicated yes. The meetings will start at 7:00 P.M. on May 6th.

Adjourn

Motion by Galen Johnson, seconded by Larry Schmeling, to adjourn. Motion passed unanimously. The meeting was adjourned at 1:20 P.M.