

**Minutes of the Dodge County
PLANNING COMMISSION MEETING
March 2, 2011**

The regular meeting of the Planning Commission was called to order by John Allen at 1:00 PM on Wednesday, March 2, 2011. Present were Planning Commission members Harlan Buck, Jon Balzum, John Allen, Galen Johnson, Walter Wyttenbach, and Richard Wolf. Also present were County Commissioner Dave Erickson, Dave Hanson, Lyle Tjosaas, County Attorney, Paul Kiltinen, and Zoning Administrator, Melissa DeVetter.

Motion by Harlan Buck, seconded by Jon Balzum, to approve the agenda and the February 2011 minutes. Motion passed unanimously.

Shane Masching – CUP #06-13 (amend)

The first public hearing is for a request to amend Conditional Use Permit #06-13 to expand an existing feedlot by building a second tunnel ventilated barn for 2400 head of finishing hogs. This barn will be approximately 102 x 193 feet in size with an eight foot beneath barn manure pit. This will increase capacity to a maximum number of 1440 animal units or 4800 head of hogs at this site. The property is five acres, zoned Agricultural, and located in the SE ¼ of NE ¼ Section 7 of Westfield Township. Shane Masching is the applicant and the property owner.

Shane Masching was present and explained that he wants to expand by building another barn next to the existing barn.

Bruce Wolf, Westfield Township has no objections.

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

Melissa DeVetter, Zoning Administrator stated that this proposal had a couple of differences from other feedlot expansion requests. First, it required an OFFSET model prediction as the existing barn is located within 1000 feet of a dwelling not owned by the owner or operator. The OFFSET predicted a 94% annoyance free estimation at the closest residence for the expansion. This means that Mr. Masching would be able to expand without a variance. The second difference is the Feedlot Advisory Board made a recommendation to allow the applicant to utilize bio-filter technologies on the pit fans of the barns. Dodge County has permitted alternative bio-filter technologies on the pit fans of the barns. Dodge County has permitted alternative bio-filters if the applicant has provided a CALPUFF model which predicted that air quality standards could be met at the property line without the benefits of bio-filters.

Motion by Galen Johnson, 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 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. Recommendations of the feedlot Advisory Report dated 2/10/11. Under Condition 5, alternative bio-filter technology could be permitted if the applicant chooses to provide modeling (CALPUFF) which predicts that air quality standards for the feedlot site could be met at the property line.

The motion was passed unanimously.

Nick Masching CUP #07-02 (amend)

The second public hearing is for a request to amend Conditional Use Permit #07-02 to expand an existing feedlot by building a second tunnel ventilated barn for 2400 head of finishing hogs. This barn will be approximately 102 x 193 feet in size with an eight foot beneath barn manure pit. This will increase capacity to a maximum number of 1632 animal units or 5440 head of hogs at this site. The property is 4.3 acres, zoned Agricultural, and located in the SW ¼ of the SW ¼, Section 12 of Westfield Township. Nick Masching is the applicant and the property owner.

Nick Masching was present to explain his proposal. He would like to build another building to the east of his existing building.

Bruce Wolf, Westfield Township had no objection to this proposal.

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

Melissa DeVetter stated that with this proposal the only dwelling located near this site belongs to Mr. Masching parents. The Feedlot Advisory Board did recommend the use of alternative bio-filters similar to Mr. Shane Masching's recommendation and staff's recommendation #3 reflects this.

Galen Johnson inquired if incineration or compost was use for the dead animals.

Nick Masching stated that they composted them.

Melissa DeVetter stated both applicant compost their dead animals.

Motion by Galen Johnson, 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 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. Recommendations of the feedlot Advisory Report dated 2/10/11. Under Condition 5, alternative bio-filter technology could be permitted if the applicant chooses to provide modeling (CALPUFF) which predicts that air quality standards for the feedlot site could be met at the property line.

Motion passed unanimously.

Other Business

Dave Gosch – CUP#06-21 (amend) extension

Melissa DeVetter stated that Dave Gosch has requested a 1 year extension on his CUP.

Motion by Galen Johnson seconded by Jon Balzum to approve an extension of one year for reasons stated 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. Feedlot Advisory Report dated February 17th, 2009.
4. Additional property shall be transferred and survey shall be recorded no later than December 31st, 2009.

Motion passed unanimously

Brian Herbst – CUP #09-07 extension

Melissa DeVetter stated that Brian Herbst has requested a 1 year extension on his CUP.

Motion by Richard Wolf, seconded by Walter Wyttenbach to approve an extension of one year for reasons stated with the following conditions.

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. Feedlot Advisory Report dated March 27th, 2009 with an additional change to condition # 6.
4. Additional property shall be surveyed and recorded prior to issuance of Dodge County Zoning Permit.

The motion was passed unanimously.

Adjourn

Motion by Richard Wolf, seconded by Galen Johnson, to adjourn. Motion passed unanimously. The meeting was adjourned at 1:15 P.M.