GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066

Virtual Meeting Notice

Virtual Meeting Notice: The Goodhue County Planning Advisory Commission will be conducting a meeting on March 15, 2021 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted by telephone or other electronic means.

The public may monitor the meeting from a remote site by logging into https://global.gotomeeting.com/join/247214877 or calling 1 866 899 4679 beginning at 5:50 PM or any time during the meeting. Access Code: 247-214-877

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, March 15, 2021. To submit your comments please email them to samantha.pierret@co.goodhue.mn.us or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. February 8, 2021 PAC Meeting Minutes

   Documents:

   MINUTES_FEBRUARY_PAC_DRAFT.PDF

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: CUP Amendment Request For Feedlot Expansion And Liquid Manure Storage Exceeding 500,000 Gallons (Keller)

   Request, submitted by Jon Keller (Owner/Operator), for an estimated 807 Animal Unit expansion of an existing 810 Animal Unit swine Feedlot and construction of an animal waste storage pit exceeding 500,000 gallons. Parcel 35.007.0301. 628 410th ST Nerstrand, MN 55053. Part of the NW ¼ of the NE ¼ of Section 7 TWP 110 Range 18 in Holden Township. A-1 Zoned District.

   Documents:

   PACPACKET_KELLER.PDF

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

PLANNING COMMISSION
GOODHUE COUNTY, MN
February 8, 2021 MEETING MINUTES
DRAFT

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:00 PM by Chair Marc Huneke in the Basement IT Conference Room at the Government Center in Red Wing.

Roll Call

Commissioners Present virtually via GoToMeeting: Marc Huneke, Tom Gale, Richard Miller, Darwin Fox, Richard Nystuen, Chris Buck and Carli Stark

Commissioners Absent: Howard Stenerson and Todd Greseth

Staff Present: Land Use Director Lisa Hanni (Virtual), Zoning Administrator Ryan Bechel, and Zoning Assistant Samantha Pierret

1. **Approval of Agenda**

[1]Motion by Commissioner Nystuen; seconded by Commissioner Stark to approve the meeting agenda.

Motion carried 7:0.

2. **Approval of Minutes**

[2]Motion by Commissioner Buck; seconded by Commissioner Nystuen to approve the previous month's meeting minutes.

Motion carried 7:0.

3. **Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

4. **Public Hearings**

PUBLIC HEARING: IUP 5-Year Review and Amendment- Fitzgerald Excavating & Trucking

Request, submitted by Fitzgerald Excavating & Trucking (Jason Fitzgerald, Owner/Operator), to complete a required 5-year review and amend IUP 11-C013 to allow construction of additional storage space. Parcel 33-010-0201. 21432 350th Street, Goodhue, MN 55027. Part of the NW ½ of Section 10 TWP 111 Range 15 in Goodhue Township. A-1 Zoned District.

Bechel presented the staff report and attachments.

Chair Huneke opened the Public Hearing.

No one spoke for or against the request.

[3]After Chair Huneke called three times for comments it was moved by Commissioner Buck and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 7:0

Commissioner Gale questioned who closed 215th Avenue.

Hanni stated the County Board added the condition that 215th Avenue be closed.

Commissioner Stark questioned how staff discovered there were violations since there were no public complaints.

Hanni stated there were violations in the past reported by the public, however there have been no violations in recent years.

[4]It was moved by Commissioner Gale and seconded by Commissioner Nystuen for the Planning Advisory Commission to:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exihibits and other evidence presented into the record; and

recommend the County Board of Commissioners **APPROVE** the request, submitted by Fitzgerald Excavating & Trucking (Jason Fitzgerald, Owner/Operator), to amend IUP 11-C013 to allow construction of additional storage space. Upon approval, this IUP shall revoke and replace existing IUP 11-C013.
Subject to the following conditions:

(Deletions shown in ~~strikethrough~~; additions shown in **bold**; modifications show in <u>underline</u>).

1. ~~Completion of the building project to expand the existing 6240 sq.ft. building may not proceed prior to issuance of a building permit from Goodhue County; and~~
2. ~~Use of the Structure for business purposes shall be subject to issuance of a Certificate of Occupancy by the Goodhue County Building Official; and~~
3. Dumping, disposal, or storage of scrap iron, metal, glass, unused appliances or machinery, junk, garbage, rubbish, or any other refuse, or of ashes, slag, or other industrial wastes or byproducts shall be expressly prohibited on site;
4. Dumping, disposal, or storage of demolition debris shall be prohibited on the site;
5. Authorized Business Use of the property shall include the Fitzgerald Trucking and Excavation Business; Office, Shop, Vehicle, and Equipment Storage (in Structures or on approved, graded and compacted site areas designed for use as parking and driveways). In addition, orderly storage of building materials including but not limited to concrete pipes and metal culverts shall also be permitted on approved graded and compacted site areas.
6. ~~Following spring thaw (approximately April 1, 2012) the applicant shall schedule an inspection by the Country Planner/Zoning Administrator and the Goodhue SWCD, District Engineer to review site grading to address any erosion and sediment control concerns.~~
7. ~~Applicant shall chloride roads fronting property to Highway 58 annually, and shall be paid to the County by Fitzgerald Trucking & Excavation.~~
   <u>Applicant shall bear the costs to provide annual Calcium Chloride dust control treatment from the 215th Ave business entrance north to the 350th St intersection and from the intersection west along 350th Street to State Highway 58;</u>
8. Regular shop hours shall not exceed 6 am to 9 pm with provisions made for emergency use. Any non-emergency situations that will exceed the 6 am to 9 pm restriction must be approved by the LUM department and submitted in writing to the LUM department expressing the reasons for the requested exception;
9. ~~Bi-annual inspection of Interim Use Permit Site to ensure compliance with Interim Use Permit conditions and any applicable County regulations or permit requirements. Costs associated with the bi-annual inspections, not to exceed $250.00, shall be paid to the County by Fitzgerald Trucking & Excavation.~~

~~10. Primary road access to and from the property shall be on 350th Street to Highway 58. The road access on 215th Avenue shall be closed by April 1, 2012.~~

11. Applicant shall obtain all necessary Building and Sanitary Permit approvals from the Goodhue County Land Use Management Department prior to constructing the proposed storage buildings.

Motion carried 7:0.

PUBLIC HEARING: Request for Map Amendment (Rezone)

Request for map amendment, submitted by Featherstone Township, to rezone all parcels within Section 06 from A-3 (Urban Fringe) to A-2 (General Agriculture).

Pierret presented the staff report and attachments including comments from the City of Red Wing.

Terri Jensen (representative for John Anderson) was present.

John Anderson (original applicant) was present.

Chair Huneke opened the Public Hearing.

Pierret read comments received by staff prior to the meeting.

Jody l. Cronk (17999 County 41 Blvd., Red Wing) gave her support for the request.

Jerome and Rosalie Kohn (28419 180th Avenue Way, Red Wing) gave their support for the request.

[5]**After Chair Huneke called three times for comments it was moved by Commissioner Gale and seconded by Commissioner Miller to close the Public Hearing.**

Motion carried 7:0

Hanni thanked the Commissioners for considering the request and thanked the applicants for giving staff time to work with the township on the request.

Commissioner Fox discussed the previous request made in December 2020, and gave his support of this request. He commented on the challenges of the A-3 District.

Commissioner Buck questioned if there was other discussion from neighboring farmers.

Bechel stated staff had extensive discussions with Eric Pearson (Owner of the Section 6 Feedlot) regarding his operation and dwelling density.

Commissioner Miller agreed with Commissioner Fox and discussed the challenges of the A-3 District. He also stated the A-3 should be reviewed in the future.

[6]**It was moved by Commissioner Fox and seconded by Commissioner Miller for the Planning Advisory Commission to:**

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the map amendment request from Featherstone Township to rezone Section A-3 (Urban Fringe District) to A-2 (General Agriculture District).

Motion carried 7:0

Other-Discussion

Chair Huneke questioned whether the commission wanted to revisit the issue at a future meeting.

Commissioner Miller made the suggestion of continuing the discussion when we are no longer in a virtual format.

There was concensus among the Commissioners to revisit this in future meetings.

[7]**ADJOURN: Motion by Commissioner Buck and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 6:38 PM.**

Motion carried 7:0

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

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[1] APPROVE the PAC meeting agenda.
Motion carried 7:0.

[2] APPROVE the previous month's meeting minutes.
Motion carried 7:0.

3 Motion to close the Public Hearing
Motion carried 7:0

4 Motion to Approve the request for the IUP Amendment
Motion carried 7:0

5 Motion to close Public Hearing
Motion carried 7:0

6 Motion to approve the request for Rezone
Motion carried 7:0

7 ADJOURN. Motion to adjourn the meeting.
Motion carried 7:0

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director — ***County Surveyor / Recorder***

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Commission
From: Land Use Management
Meeting Date: March 15, 2021
Report date: March 5, 2021

PUBLIC HEARING: CUP Amendment Request for Feedlot Expansion and Liquid Manure Storage Exceeding 500,000 Gallons (Keller)

Request, submitted by Jon Keller (Owner/Operator), for an estimated 807 Animal Unit expansion of an existing 810 Animal Unit swine Feedlot and construction of an animal waste storage pit exceeding 500,000 gallons.

Application Information:

Applicant: Jon Keller (Owner/Operator)
Address of zoning request: 628 410th ST Nerstrand, MN 55053
Parcel(s): 35.007.0301
Abbreviated Legal: Part of the NW ¼ of the NE ¼ of Section 7 TWP 110 Range 18 in Holden Township.
Zoning District: A1 (Agriculture Protection District)

Attachments and links:

Application and project summary (excerpt of submitted materials; full submittal upon request)
Site Map(s)
Feedlot Officer Review and Odor OFFSET calculations (Kelsey Petit)
NPDES/MPCA Permit (excerpt of submitted materials; full submittal available upon request)
1997 Conditional Use Permit (97-C004)
Goodhue County Zoning Ordinance (GCZO):
http://www.co.goodhue.mn.us/DocumentCenter/View/2428

Background:

The Applicant has an existing Feedlot registration and Conditional Use Permit (CUP) to raise swine on their family farm. They are requesting to amend their CUP (97-C004) to increase the number of Animal Units permitted on-site. The proposal is to remove 2 existing barns and construct a new 200ft x 153ft swine "finishing" confinement barn. The 3 existing barns currently house 910 head of swine. The new barn would provide space for an additional 2690 head of swine which, if approved, would expand the operation to an aggregate total of 5390 total head of swine (1617 Animal Units).

The new structure would utilize a below-grade manure storage pit that would add an additional 1,831,231 gallons of liquid manure storage capacity to the site. The removal of 2 barns would result in a loss of 362,431 gallons of manure storage. Upon completion of the new barn, the site would have a total of 2,598,673 gallons of liquid manure storage capacity.

The Goodhue County Zoning Ordinance (GCZO) requires CUP approval for all Feedlots exceeding 500 Animal Units in the A1 District and any animal waste storage pits exceeding 500,000 gallons.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Project Summary:

Property Information:

- The property consisted of two separate parcels (2.18 acres and 5.13 acres approximate) until 2021. The Applicant requested to combine the two parcels in 2021 and the new parcel is approximately 7.31-acres. The property includes a dwelling and a registered feedlot with associated buildings.
- The parcel is zoned A1. All adjacent properties are also zoned A1. Surrounding land uses are primarily agricultural (row-crop agriculture). The immediate area has low residential density. There are 3 dwellings within a half-mile of the farm.
- The site is accessed via a "U-shaped" crushed aggregate driveway located off of 410th ST (crushed aggregate road). Emergency vehicle access appears adequate to service the property.

Feedlot Facilities:

- The Applicant is proposing to build a new 153ft x 200ft swine "finishing" barn constructed above an 8-foot deep concrete manure containment pit.
- The barn and manure storage area has been designed by Nicholaus Rowe, a Minnesota licensed engineer.
- There are 6 existing swine "finishing" barns that were permitted under the existing CUP (1997) and prior to the existing CUP.
- Two of the existing barns would be replaced by the new 153ft x 200ft barn.

Animal Units/Setbacks:

- The Applicant is proposing to add 2,690 head of swine producing a total of 1,617 Animal Units as shown below (new Animal Units shown in red).

Animal Type	A.U. Factor	# of Animals	Animal Units
One Head of Swine			
between 55 lbs. and 300 lbs.	0.3	~~2700~~ 5390	~~810~~ 1617
		Total Animal Units	**~~810~~ 1617**

- New construction on existing Feedlots is required to meet a 91% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model) to existing dwellings. A 1,356-foot minimum setback was calculated for the new facility. The nearest dwelling is located 1,476 feet southeast of the proposed expansion (Nathan Voight), a 92% Odor Annoyance-Free Rating would be achieved.

  The Feedlot is over 3 miles from the nearest city (Dennison).
- There are currently 4 dwellings located in section 07. As an A1 zoned section, a maximum of 4 dwellings are allowed in the section. No new dwellings would be permitted in Section 07 of Holden Township.
- The proposed Feedlot expansion is sited to comply with all other setback standards of the GCZO including property lines, wells, septic systems, Shoreland, Floodplains, sinkholes, and Blufflands. The site is not located within an abandoned quarry.

Drainage/Landscaping:

- The project area is fairly flat with little topographic change on-site.
- A karst features site investigation completed by ProAg Engineering concluded there are no karst features present in or near the project area.
- An NPDES Stormwater Pollution Prevention Plan (SWPPP) was prepared and approved for the project. The plan employs seeding, silt fencing, berming, and mulching.

  Goodhue County Soil and Water Conservation District Technician/Water Planner Beau Kennedy reviewed the Applicant's submittal and offered the following comments:

  "*The engineered drawings do not include where the stormwater best management practices will be installed (silt fence, rock access area to site, any retention ponds that may be needed). The standard SWPPP language is included in the CUP application however. This site does not lend itself to many issues with stormwater runoff. It's located on top knob, with slopes being moderate and no surface water nearby. If the landowner follows the SWPPP info submitted, I do not foresee erosion issues.*"

Nutrient/Waste Management:

- Animal waste will be collected via a manure containment pit beneath the new barn until it can later be field-applied as fertilizer. The remaining 3 barns have existing manure containment pits. The new Finishing Barn will have a 153ft x 200ft x 8ft deep concrete manure containment pit. The pit is subject to MPCA inspection throughout the construction process to ensure structural integrity and conformance with approved engineered plans. *(Barn numbers correspond to the Applicant's site plan number system)*

Manure Storage Areas	Status	Type	Length	Width	Depth	Capacity (Gallons)
Barn #1	Eliminating	Concrete Pit	260	30	5	291,740
Barn #2	Eliminating	Concrete Pit	63	30	5	70,691
Barn #3	Existing	Concrete Pit	64	30	5	71,813
Barn #4	Existing	Concrete Pit	247	42	8	620,823
Barn #5	Existing	Concrete Pit	50	40	5	74,805
Barn #6	**Proposed**	**Concrete Pit**	**200**	**153**	**8**	**1,831,231**
					Existing Manure Storage Capacity	**1,129,872**
					Proposed Manure Storage Capacity	**2,598,672**

- As a state-level Feedlot permit, the Nutrient Management Plan review is conducted by the MPCA. The Applicant submitted an updated Nutrient Management Plan which was reviewed and approved by the MPCA during the update to the NPDES permit. The plan utilizes "double disc injectors" for all manure field applications.
- An Animal Mortality Plan was completed with the Applicant's NPDES permit. The Applicant plans to utilize rendering in accordance with MPCA rules as the primary method of disposal of deceased animals. A professional rendering company has been hired which can pick up carcasses twice weekly as needed.
- The barns will be "total confinement" to reduce off-site odor impacts. Additional odor control/reduction measures include air dispersal via tree plantings, maintaining exhaust fans avoiding manure and dust accumulation and maintaining clean, dry floors to eliminate manure buildup.
- A manure spill and catastrophic animal mortality response plan has also been prepared and provides contact information and response procedures to be followed in the event of an emergency.

County Feedlot Officer Comments:

- Goodhue County Feedlot Office Kelsey Petit reviewed the Application. She noted the registration, permitting, and inspections will be primarily handled by the MPCA but the County will maintain a Feedlot registration for the facility until the individual parcel exceeds the County permit threshold as required by the County Ordinance. She did not have any specific concerns with the expansion as proposed and noted the structures adhere to minimum odor offset requirements.

MPCA (Minnesota Pollution Control Agency) Review:

- The Applicant's Feedlot is at the magnitude for which an MPCA NPDES Permit is mandatory (National Pollution Discharge Elimination System). At this level, Feedlot Program registration, review, inspection, and enforcement is conducted by the MPCA. CUP processes required by county zoning ordinance must still be followed.
- LUM Staff spoke with MPCA Environmental Specialist Mark Gernes regarding the Applicant's NPDES permit. Verification of the 30-day public review period was provided with the application. The General Animal Feedlot NPDES Permit Coverage was approved on 01/25/2021. No public comments were received by the MPCA.
- The Applicant's MPCA permit date states that the permit expired on 01/31/2021. Mr. Gernes informed staff that the PCA has been working on updating their permit approvals to a digital format and facility permits for 2021 have been approved and are valid until the digital permit system is launched spring of 2021. The MPCA permit for this facility has not expired.

  An EAW (Environmental Assessment Worksheet) was not required for the project.

Township Information:

- Holden Township approved a Conditional Use Permit and Variance for the project. The CUP was reviewed by the Holden Township Planning Commission and approved by the Township Board of Supervisors with the condition that the site will be limited to 1617 total animal units. The variance for site acreage (80 acres required by Township) was reviewed by the Holden Township Planning Commission and approved by the Township Board.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Feedlot and manure storage expansion does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use is located in an A1 (Agriculture Protection) zone which was intended to allow for large-scale farming operations. There is also low residential density in the surrounding area which limits the potential for future land-use conflicts. The proposal appears harmonious with the established uses in the vicinity which includes primarily cropland.
2. The Feedlot expansion and liquid manure storage pit is not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The proposal meets or exceeds all setback and development standards of the Goodhue County Zoning Ordinance and appears compatible with adjacent land uses.
3. A review of the Applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. The applicant's plans also appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result. The new barn and manure pit exceeds the 91% Odor Annoyance-Free Rating distance to minimize odor or fume impacts to surrounding landowners.

Staff recommendation is based on the review of the submitted application and project area prior to

the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend the County Board of Commissioners **APPROVE** the request for CUP amendment, submitted by Jon Keller (owner/operator), to expand the existing 810 Animal Unit swine Feedlot operation to 1617 Animal Units and construct one new animal waste storage pit creating a total on-site manure storage capacity of 2,598,672 gallons.

Subject to the following conditions:

1. The Feedlot shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicant shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 21 (Agriculture Protection District) and Article 13 (Confined Feedlot Regulations);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

RECEIVED

FEB 18 2021

Land Use Management

Parcel # R.35.007.0301 Permit# 2210004

PROPERTY OWNER INFORMATION

Last Name Keller First Jon [redacted]

Street Address 628 410th St

City Nerstrand State MN Zip 55053 Attach Legal Description as Exhibit "A" ☐

Authorized Agent Phone

Mailing Address of Landowner: Same

Mailing Address of Agent:

PROJECT INFORMATION

Site Address (if different than above): Same

Lot Size 7ac Structure Dimensions (if applicable) 153X 200

What is the conditional/interim use permit request for? To increase Animal units at This site

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

Taking down some old Buildings and replacing with new.

DISCLAIMER AND PROPERTY OWNER SIGNATURE

I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.

Signature of Landowner: Jon Keller Date 12/15/20

Signature of Agent Authorized by Agent:

TOWNSHIP INFORMATION Township Zoning Permit Attached? ☐ If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature	Title	Date

Comments:

for a

COUNTY SECTION COUNTY FEE $350 RECEIPT #17837 DATE PAID 2/18/21

Applicant requests a CUP/IUP pursuant to Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name_____ Zoning District _____

Date Received_____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____Approve _____ Deny Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).
Taking down 3old Barns and replacing with a new hog barn

2. Planned use of existing buildings and proposed new structures associated with the proposal.
Raising hogs to market weight

3. Proposed number of non-resident employees.
None

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
N/A

5. Planned maximum capacity/occupancy.
N/A

6. Traffic generation and congestion, loading and unloading areas, and site access.
feed Trucks and Trucks bringing pigs in and out

7. Off-street parking provisions (number of spaces, location, and surface materials).
N/A

8. Proposed solid waste disposal provisions.
N/A

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
N/A

10. Existing and proposed exterior lighting.

N/A

11. Existing and proposed exterior signage.

N/A

12. Existing and proposed exterior storage.

N/A

13. Proposed safety and security measures.

N/A

14. Adequacy of accessibility for emergency services to the site.

Township Road

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

Planting Trees

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

normal Excavation + grading for a hog barn
no vegetation removal

17. Existing and proposed surface-water drainage provisions.

N/A

18. Description of food and liquor preparation, serving, and handling provisions.

N/A

19. Provide any other such information you feel is essential to the review of your proposal.

N/A

TOWNSHIP ZONING APPLICATION **TOWNSHIP NAME** Holden

Goodhue County Parcel # R35001030

APPLICANT INFORMATION					
Last Name	Keller	First	Jonathan	M.I.	C
Street Address	628 410TH St			Phone	[redacted]
City	Nerstrand	State	MN	ZIP	55053
Email Address	[redacted]				
Township 110N	Range	18-W		Section	7

PROJECT INFORMATION					
Site Address	Same				
Zoning District	A1	Lot Size	7ac	Structure Dimensions	150 X 200
Type of Project	New	Proposed Use	hog Barn		
Structure Type	Barn w Pit	Replacement?	YES	NO x	
Variance # 2021-1				Conditional Use Permit # 2021-1	
Name of Property Owner:	Jon Keller				

DISCLAIMER AND SIGNATURE

I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.

Signature	Jon Keller	Date	1/9/21

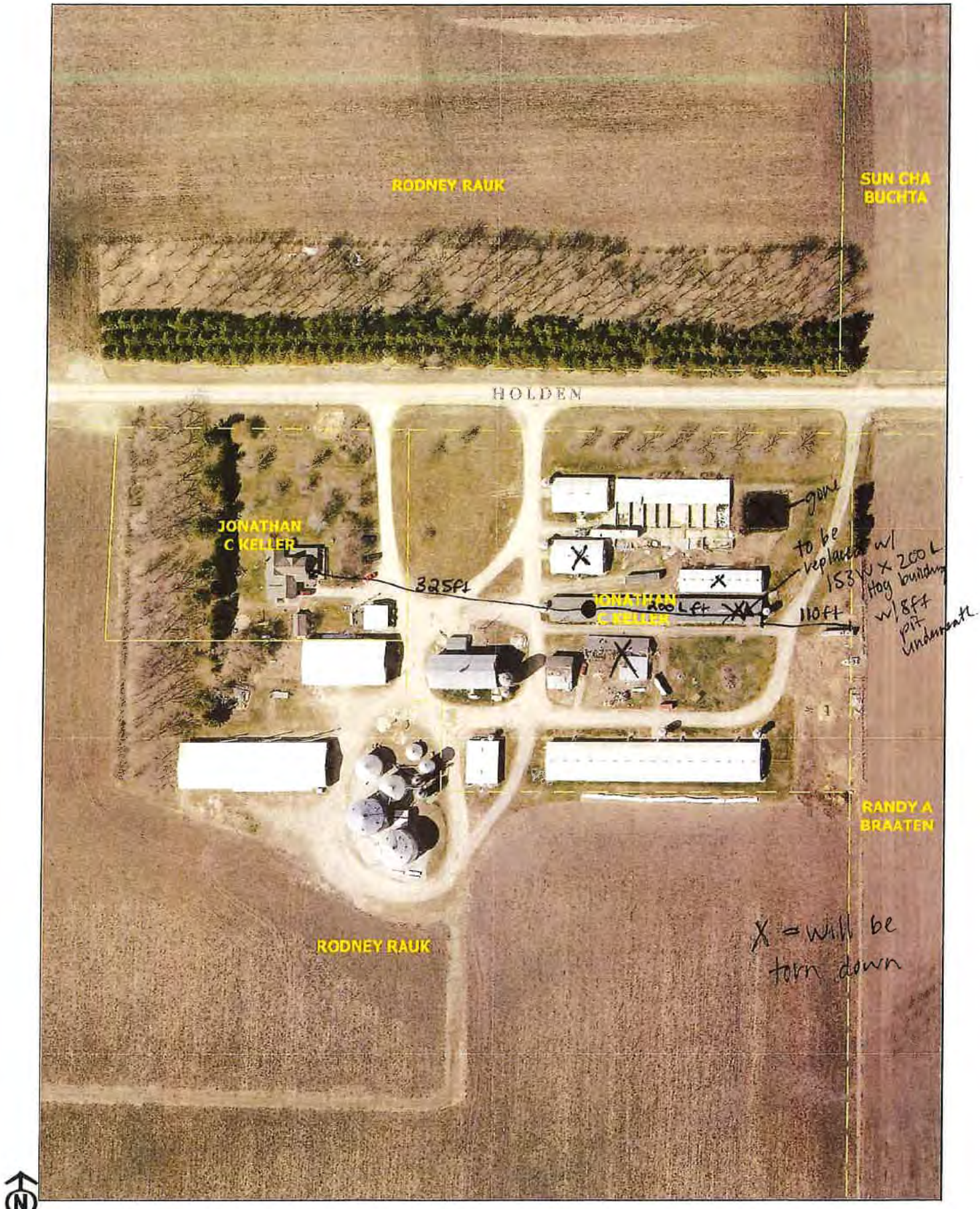
TOWNSHIP APPROVALS

I hereby certify by signing that I am authorized to act on the behalf of the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.

Signature	Title	Date
Maurice Tidd	Supv	2/9/2021
Barbara St John	Clerk	2-9-2021
Signature	Title	Date

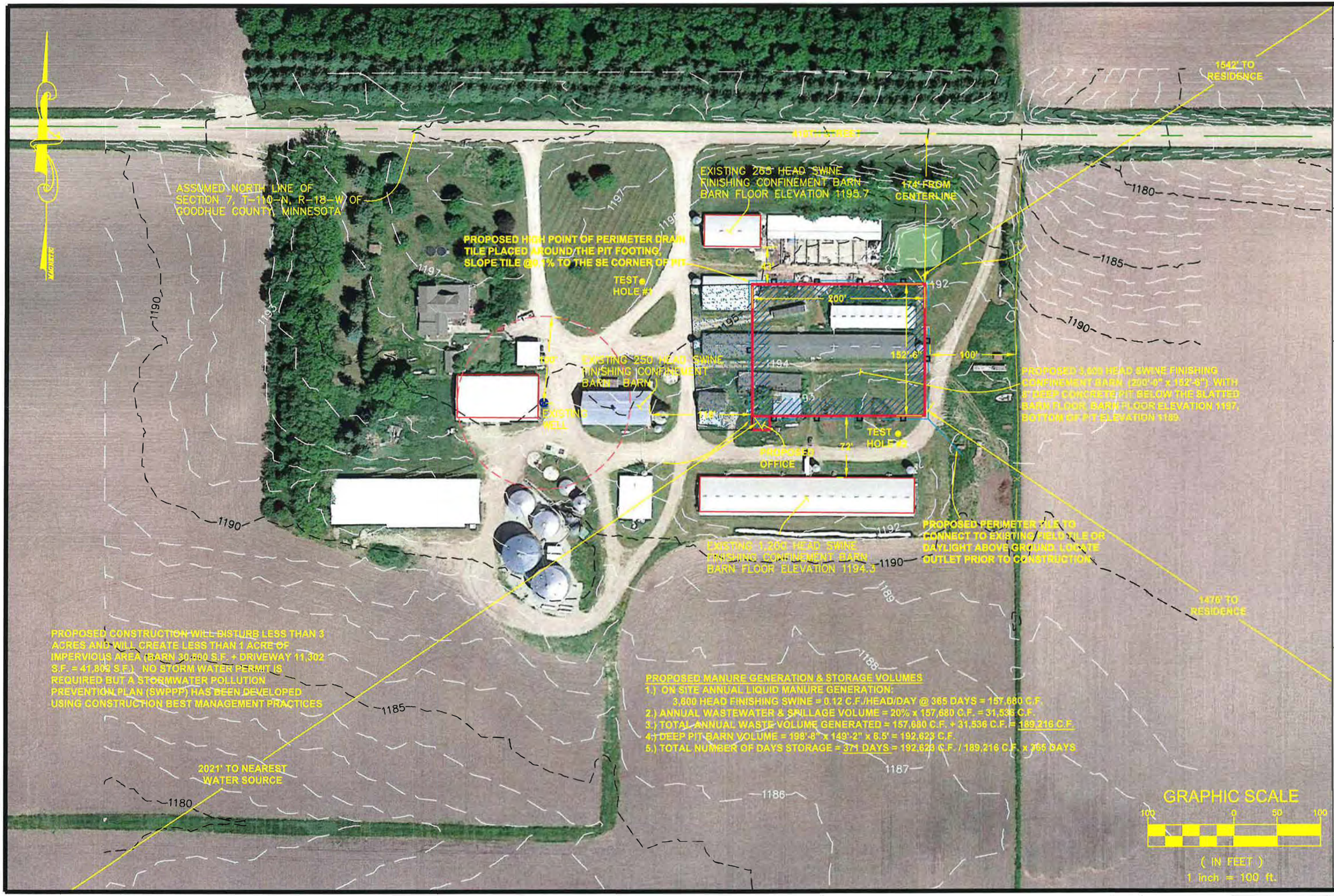
Application fee all 30 **Receipt Number** _____

Form Updated June 8, 2020



J. Keller Holden 7

Goodhue SWCD



SHEET 2/7

Project No.	20-133
Checked By	N.J.R.
Date	10/12/20
Drawn	D.D.A.

JON KELLER
PROPOSED SWINE CONFINEMENT BARN
NE 1/4, SECTION 7, T110N, R18W
GOODHUE COUNTY, MINNESOTA

ProAg Engineering, Inc.
77402 U.S. Highway 71, P.O. Box 181
Jackson, MN 56143
(507) 849-7200

*These are recommendations and are not intended to meet the requirements of a site specific SWPPP for an NPDES Storm Water Discharge Permit.

Description of the site:

The site is currently cropland. The project consists of construction of a swine confinement operation with multiple deep pits. After construction, the area surrounding pit will be planted to grass.

Construction Sequence and Best Management Practices (BMP's)

1. The construction site shall be planted to grass (or cover crop) prior to commencement of construction. See Grass Seeding Guidelines
2. Areas not to be disturbed during construction shall be staked and marked. Considerable rain water and sediment can be trapped on areas planted to grass and not compacted by construction traffic
3. Install silt fence as shown on the site plan as needed to prevent erosion
4. All drive entrances shall be protected with rock. Install road culvert(s) as per highway department specifications
5. Build a berm to prevent field water from entering the construction site. Make berm 18-24" high with 3:1 side slopes. Use loose top soil from the barn area. A berm is an alternative to using silt fence. The loose soil will absorb a lot of water. Construct the berm on the contour with no channel on the up-hill side of the berm
6. Temporary stockpiles shall have silt fence or other effective sediment controls and cannot be placed in stormwater conveyances, ditches or grass waterways
7. Dewatering of pits and basins shall be done in a manner that does not cause nuisance conditions or discharge onto down-slope property. Rain and ground water in pit excavations shall not be allowed to flow direct into open tile, unless the tile inlet has silt fence or other protection or the perimeter tile is installed and covered with pea rock or crushed rock
8. After backfilling and final grading is done, those areas shall be planted to grass. Slopes steeper than 5:1 shall be mulched. All seeding and mulching operations shall commence within 1 week after completion of each portion of the construction or as soon as soil conditions permit. See Grass Seeding Guidelines.
9. After berms are removed and backfill around barns is re-graded (the following spring) those areas shall be re-seeded to grass
10. Final stabilization is achieved when soils have been stabilized by a uniform perennial vegetative cover over at least 70% of the pervious area, and all drainage ditches and grass waterways have been stabilized, then the silt fence may be removed.
11. The Owner shall keep the plans and records on file for a minimum of six (6) years

Maintenance of BMP's

1. Owner shall inspect all BMP's weekly and within 24 hours after each rain event of 1/2" or more in 24 hours
2. Silt shall be removed from behind silt fences within 24 hours of when the depth reaches 1/3 the height of the fence.
3. Mud and crushed rock are tracked onto public roads, it shall be removed within 24 hours
4. If sediment escapes the site, off-site accumulations must be removed in a manner and frequency sufficient to minimize off-site impacts

Assignment of Responsibilities for Execution of the SWPPP

1. Owner shall be responsible for execution, inspection, record keeping and up-dating The SWPPP as required in Appendix C of the NPDES Feedlot Permit. See form for the Storm Water Pollution Prevention Plan Record.
2. Owner shall inspect all BMP's weekly and within 24 hours after each rain event of 1/2" or more in 24 hours and supervise proper maintenance of erosion and sediment control practices.
3. Earthwork Contractor shall be responsible for implement, manage and maintain both temporary and permanent erosion and sediment control BMP's (except seeding) until final grading has been completed on site.
4. Owner shall be responsible for seedbed preparation, planting and mulching operations prescribed by the SWPPP.
5. Changes to the SWPPP shall be approved and recorded by Owner prior to implementation

Grass Seeding Guidelines

All inplace topsoil shall be salvaged to the maximum extent possible. It is ideal to place 6 inches of top soil in areas to be seeded. Harrowing before and packing with roller after planting will help germination, make the ground smoother and easier to mow. Seeding mixture and rates are recommendations based on DOT specs. Fertilizer is important for quick growth. Mixtures 250 and 280 can be mowed.

Temporary seeding: Fertilizer 10-10-20 at 200 lbs/acre

- Oats at 100 lbs/ac for spring/summer seeding of areas that will be left undisturbed for 21 days or more
- Winter wheat at 100 lbs/ac for fall seeding of areas that will be disturbed again in the spring, such as backfill around barns.

Turf and agricultural grasses: Fertilizer 20-10-20 at 350 lbs/acre

General Roadside mix.

Brome grass, smooth	9.8 lbs/ac	14.0%
Bluegrass, Kentucky "Certified Park"	20.3	29.0
Bluegrass, Canada	9.8	14.0
Switch grass	2.1	3.0
Wheat-grass, slender	2.8	4.0
Rye-grass, perennial	14.7	21.0
Timothy	2.1	3.0
Redtop	2.1	3.0
Alfalfa, creeping	4.2	6.0
White clover	2.1	3.0
Total	70 lb/ac	

Agricultural Roadside mix.

Alfalfa, creeping	15 lb/ac	30.0%
Brome grass, smooth	10	20.0
Redtop	3	6.0
Rye-grass, perennial	15	30.0
Switch grass	2	4.0
Timothy	2	4.0
Wheat-grass, slender	3	6.0
Total	50 lb/ac	

OPERATION, INSPECTION AND MAINTENANCE PLAN

NEED FOR OPERATION, INSPECTION AND MAINTENANCE PLAN

Although this Waste Storage Structure has been designed in accordance with MPCA recommendations and its based upon the best available technical knowledge, it must be recognized that any Waste Storage Structure needs to be properly maintained, including periodic inspection. You, the Owner, are responsible for this Waste Storage Structure. The following guidelines for safe operation and maintenance are recommended.

(1) routine inspections, maintenance and record keeping to be completed to identify and document damage to the liner.

(2) methods to be used to repair areas of damaged liner;

(3) methods used to monitor the liquid level in the basin to evaluate proper operation and adequate available storage capacity; and

(4) routine inspections of perimeter tile line outlets and inspection manholes to ensure proper operation of the system

Annually, the liquid will be mixed and removed for land application. Liquid level in the pit(s) shall be monitored quarterly (4 times per year) and after any water line breaks or abnormal additions to the pit. The level shall be measured using a rod or wood stick and the depth recorded.

SEMI-ANNUAL INSPECTION OF LIQUID STORAGE AND HANDLING SYSTEMS

Establish a time each spring and fall for a thorough inspection of the liquid storage and handling systems DO NOT ENTER COVERED PITS & TANKS.

All concrete storage tanks and reception pits shall be inspected to evaluate the outside of structures for cracks and deterioration of concrete. Any cracks showing discharge of liquid shall be inspected by an engineer and repairs done as prescribed by the engineer.

Maintain the following in proper working order:

1) Finish earthwork around the structure should be designed to carry runoff away from the foundation. Rainwater diversions to direct 'clean' water away and 'dirty' water into storage facilities. Grass should be established in those areas not covered by concrete and gravel.
2) Childproof covers must be placed upon the pumpouts. Open pumpouts should never be left unattended.
3) Warning signs shall be posted to prevent children and others from using the pit other than the intended use.
4) Animal wastes shall be handled and utilized as specified in the Manure Management Plan.
5) The Waste Storage Structure requires continuous ventilation to safely remove poisonous and noxious gases. Manure agitation will release large amounts of gas and may create a hazardous situation. Ensure that the ventilation fans are operating before agitation and, if possible, evacuate the building.
6) Manure pits that contain bearing divider walls should be emptied using a modified pumping plan. All manure sections should be partially emptied to prevent possible divider wall failure. Removal of about 3' of manure is recommended from each section before complete emptying of any one section is undertaken.
7) No person should enter a Waste Storage Structure without proper training and without wearing a self-contained breathing device. A second person should remain outside of the structure and should have an immediate means of removing the person inside the structure in an emergency.
8) Regular quarterly inspections should be made of the structure and its surroundings for leaks, concrete deterioration and pumpout cover conditions. Inspection of the slats for signs of deterioration is advised.
9) Concrete should be inspected for large cracks and exposed reinforcing steel. Joints should be checked for unusual openings
10) Concrete surfaces should be quarterly inspected for erosion, scaling and exposed reinforcing steel

11) Perimeter tile, sump pumps, sampling ports and rodent guards at outlets.
12) The structure walls are designed to resist earth loads only. Do not operate any equipment on this surface.
13) The beam and flooring system is designed for animal loads only. Do not operate any equipment on this surface.
14) If, during the inspection, serious defects are discovered, remedial actions may be required. The County Feedlot Officer and Engineer should be contacted and possible the MPCA.

RECORDS

Record the inspections, evaluations and maintenance done in a spiral bound notebook. Also take and date pictures before and after any maintenance work is done on cover and liquid storage and handling facilities

PERIMETER TILE MONITORING AND CONTINGENCY PLAN

INSPECT PERIMETER TILE AT LEAST ONE WEEK BEFORE EMPTYING STORAGE

All below ground waste storage structures require perimeter tile to relieve the hydrostatic pressures which would otherwise damage the sides of the concrete tanks and manure storage pits under barns. There is a serious problem if the water level in the sump or inspection port is above the pit floor.

It is very important that the ground water level be lowered prior to emptying the manure storage pit. It may take a week or more for the system to lower the ground water pressure once the problem has been corrected

BASE LINE SAMPLING

It is recommended that base line sampling be done before manure is put in the storage facility to document any pre-existing contamination that may be in the soil. This is especially important if the site is in an old barn-yard area or has received heavy applications of manure for many years

Base line samples should be collected at least two (2) times prior to the addition of manure into the waste storage structure. If there is no flow from the tile, sampling shall begin as soon as water is available for sampling. Each 'base line' sampling event shall be scheduled at least two (2) weeks apart.

1 The Owner shall contract with an independent laboratory to collect and analyze the samples. The laboratory must be certified. The laboratory report shall include: Chain of custody record, date, parameter, method used, results, units

2 The water quality parameters to be monitored are:

Total Kjeldahl Nitrogen	Nitrate Nitrogen
Nitrite Nitrogen	Ammonium Nitrogen
Dissolved Oxygen	Chloride
Sulfate	Total Phosphorus
Fecal Coliform	pH
Temperature	Specific Conductivity

Flow (as determined by time to fill 5 gallon pail)

CHANGE IN TILE WATER COLOR OR ODOR

If visual observation of the tile water indicates a change in color or odor, then a more urgent response is necessary. A change in color or odor may be caused by either soil and/or manure water. If this should occur, immediately stop all discharge to field tile. Notify the MPCA or Engineer immediately.

Install a sump pump and discharge the tile water onto a vegetated filter strip area. If necessary, plug the line going to field tile with bentonite 'chips'. Bentonite chips may be obtained from your well driller.

MAP 01: PROPERTY OVERVIEW

PLANNING COMMISSION

Public Hearing
March 15, 2021

Jon Keller (Owner/Operator)
A1 Zoned District

Part of the NW 1/4 of the NE 1/4
of Section 7 TWP 110 Range 18
in Holden Township

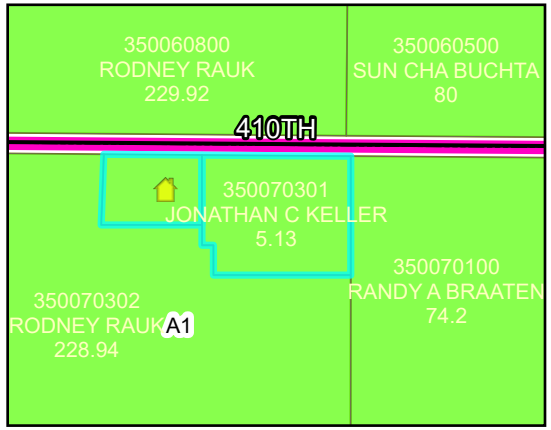
Request for estimated 807 AU expansion of an existing 810 AU swine Feedlot and construction of an animal waste storage pit exceeding 500,000 gallons

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities

Bluff Impact Zones (% slope)
- 20
- 30

FEMA Flood Zones
- 2% Annual Chance
- A
- AE
- AO
- X



0 45 90 180 270 US Feet

N

2020 Aerial Imagery
Map Created March, 2021 by LUM

MAP 03: ELEVATIONS

PLANNING COMMISSION

Public Hearing
March 15, 2021

Jon Keller (Owner/Operator)
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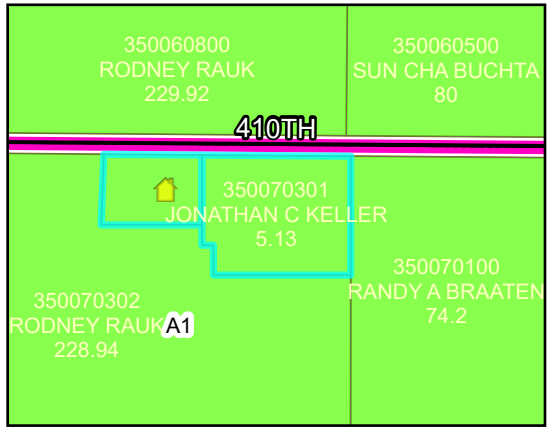
- Municipalities

Bluff Impact Zones (% slope)
- 20
- 30

FEMA Flood Zones
- 2% Annual Chance
- A
- AE
- AO
- X



0 45 90 180 270 US Feet

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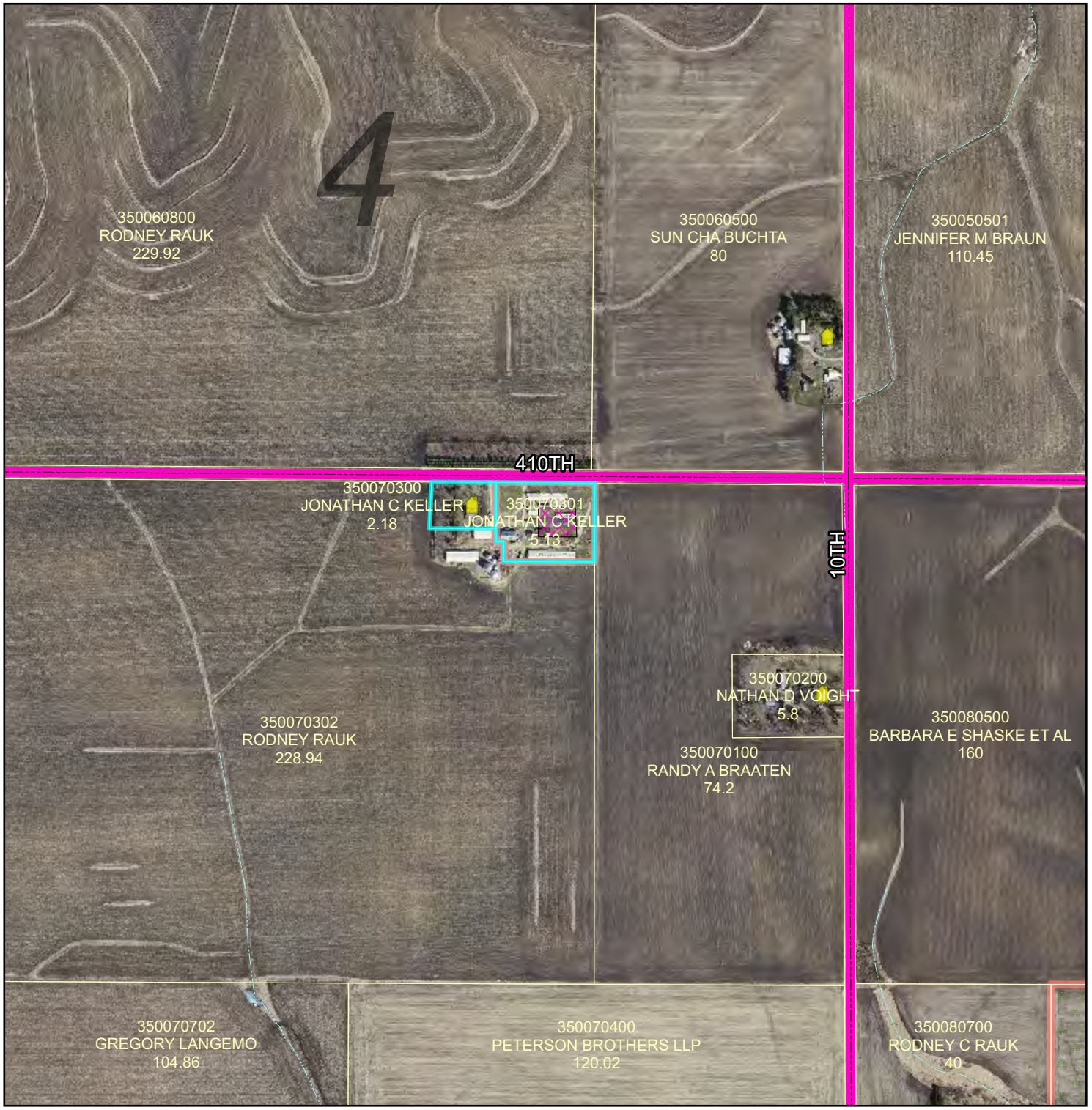
2020 Aerial Imagery
Map Created March, 2021 by LUM

MAP 02: VICINITY MAP



PLANNING COMMISSION

Public Hearing
March 15, 2021

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A1 Zoned District

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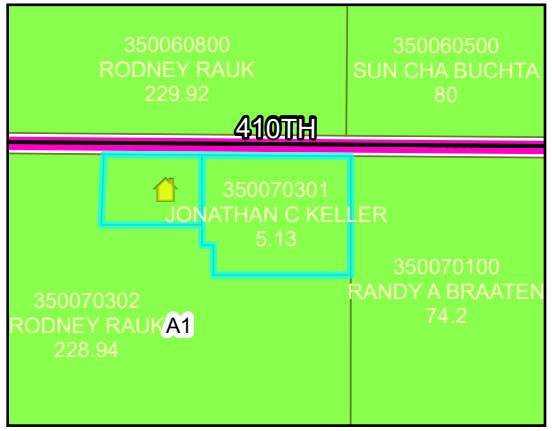
Request for estimated 807 AU expansion of an existing 810 AU swine Feedlot and construction of an animal waste storage pit exceeding 500,000 gallons

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities

Bluff Impact Zones (% slope)
- 20
- 30

FEMA Flood Zones
- 2% Annual Chance
- A
- AE
- AO
- X



0 280 560 1,120 1,680 US Feet

N

2020 Aerial Imagery
Map Created March, 2021 by LUM

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota
1/21/2017

Farm Name	J. Keller
Address or County	Goodhue
Evaluator	K. Petit
Date	3/2/2021

Clear All

OFFSET Annoyance-free
91%

Source Edge to Nearest Neighbor (ft)	1356
Source Edge to Property Line (ft)	100

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Wean to Finish - deep	152	200	1	30400	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Steel or concrete tank	Rectangle	152	200	30400	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

OFFSET Summary and Results

OFFSET Ver 2.0
University of Minnesota
1/21/2017

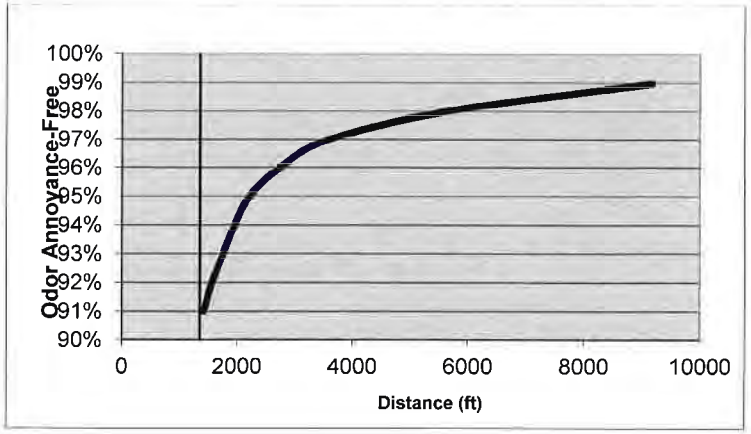
Farm Name	J. Keller
County	Goodhue
Evaluator	K. Petit
Date	3/2/2021

Source Characteristics Summary					Flux Rates (with control technology)				Source Emission Rates*		
	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
Buildings											
Swine Wean to Finish - deep pit	1	30400	None	0%	10.5	34.2	4.5	92.0	29670	12716	259964
Area Sources											
Steel or concrete tank		30400	None		30.0	28	38.0	194.0	84771	107377	548186

*includes control technologies

Site Emissions	
Total Site Area (ft2)	60,800
Total Odor Emission Factor (TOEF)	189
Total Site H2S Emissions (mg/s)	120
Total Site H2S Emission AVERAGE (lbs/day)	23
Total Site H2S Emission MAX (lbs/day)	46
Total Site H2S Emissions (tons/yr)	4
Total Site Ammonia Emissions (mg/s)	808
Total Site Ammonia Emission AVERAGE (lbs/day)	154
Total Site Ammonia Emissions MAX (lbs/day)	308
Total Site Ammonia Emissions (tons/yr)	28

Source Edge to Nearest Neighbor (ft)	1356
OFFSET Annoyance-free frequency	91%



Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota

Farm Name	J. Keller to Voight's residence
Address or County	Goodhue
Evaluator	K. Petit
Date	1/12/2021

Clear All

OFFSET Annoyance-free
91%

Source Edge to Nearest Neighbor (ft)	1476
Source Edge to Property Line (ft)	110

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Finishing - deep pit	153	200	1	30600	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Steel or concrete tank	Rectangle	153	200	30600	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota

Farm Name	Keller's to Buchta residence
Address or County	Goodhue
Evaluator	K. Petit
Date	1/12/2021

Clear All

OFFSET Annoyance-free
92%

Source Edge to Nearest Neighbor (ft)	1542
Source Edge to Property Line (ft)	110

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Wean to Finish - deep	153	200	1	30600	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Steel or concrete tank	Rectangle	153	200	30600	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

There are also rule provisions to require completion of the environmental review process in the event of a citizen petition or upon the discretion of the MPCA. Please see the MPCA fact sheet entitled "When is Environmental Review Required for Feedlots" (available on the MPCA website at https://www.pca.state.mn.us/quick-links/environmental-review) and/or Minn. R. 4410 for further details.

VIII. Animal numbers and animal unit (AU) calculation

Complete the table below to identify the **maximum** number of animals housed at the facility. All animal numbers and animal sizes used to complete this table should reflect the animal holding **capacity** of the facility even if the facility does not currently house or propose to house that number of animals. At no time is the number of animals at the facility allowed to exceed the capacity provided below without first obtaining a permit or permit modification.

Current capacity - List the current head count **capacity** for each animal type in column 3 below. For sites with a permit, this should match the currently permitted number of animals. Next, multiply the AU Factor in column 2 by the number of animals listed in column 3 to get the *Current AU Capacity* for each animal type (column 4). Finally, add together all AU's in column 4 to get a total at the bottom of the chart. *If this application is for a brand-new feedlot site leave columns 3 and 4 blank. (i.e., bare piece of ground)*

Final capacity - List the final head count **capacity** for each animal type in column 5 below. This number should include current animals plus or minus any expansion or reduction in each animal type. This should reflect the maximum AU capacity requested with this permit application. Next, multiply the AU Factor in column 2 by the number of animals listed in column 5 to get the *Final AU Capacity* for each animal type (column 6). Finally, add together all AU's in column 6 to get a total at the bottom of the chart.

1. Animal type	2. Animal unit factor	*Current* AU capacity 3. Head count	*Current* AU capacity 4. Animal units = column 2 x column 3	*Final* AU capacity (Current +/- Changes) 5. Head count	*Final* AU capacity (Current +/- Changes) 6. Animal units = column 2 x column 5
A. Dairy cattle					
Mature cow (milked or dry) over 1,000 lbs.	1.4				
Mature cow (milked or dry) under 1,000 lbs.	1.0				
Heifer	0.7				
Calf	0.2				
B. Veal					
Veal	0.2				
C. Beef cattle					
Slaughter steer/heifer, stock cow, or bull	1.0				
Feeder cattle (stocker or backgrounding), heifer	0.7				
Cow and calf pair	1.2				
Calf (weaned)	0.2				
D. Swine					
Over 300 lbs.	0.4				
Between 55 and 300 lbs.	0.3	2700	810	5390	1617
Under 55 lbs.	0.05				
E. Horses					
Horse	1.0				
F. Sheep					
Sheep or Lamb	0.1				
G. Chickens with a *liquid* manure system					
Layer Hens or Broilers	0.033				
H. Chickens with a *dry* manure system					
Broilers over 5 lbs.	0.005				
Broilers under 5 lbs.	0.003				
Layer Hens over 5 lbs.	0.005				
Layer Hens under 5 lbs.	0.003				
I. Turkeys					
Over 5 lbs.	0.018				
Under 5 lbs.	0.005				
J. Ducks					
Duck (with a liquid manure handling system)	0.01				
Duck (with a dry manure handling system)	0.01				
K. Animals not listed in A to J (AU factor in column 2 = average weight of the animal type divided by 1,000 lbs.)					
Animal type:					

Total animal unit capacity
Add all numbers in column 4 for Current AU total
Add all numbers in column 6 for Final AU total

Current AU Capacity Total	Final AU Capacity Total
810	1617

Pasture access: Do any animals at the facility have access to pasture? ☐ Yes ☒ No

IX. Animal holding areas

Complete the table below for all your animal holding areas. If needed, continue your list on an additional copy of this page.

List each animal holding area in a separate column

Animal holding area ID	1	2	3	4	5	6
Facility Site Sketch ID (i.e., #1, A, Barn 1)						
Status: (check one box only) *Proposed* - not permitted previously *Approved* - permitted but not yet operational *Existing* - current operational component* *Modifying* - change to a permitted component	☐ Proposed ☐ Approved ☐ Existing ☐ Modifying ☒ Eliminating	☐ Proposed ☐ Approved ☐ Existing ☐ Modifying ☒ Eliminating	☐ Proposed ☐ Approved ☒ Existing ☐ Modifying ☐ Eliminating	☐ Proposed ☐ Approved ☒ Existing ☐ Modifying ☐ Eliminating	☐ Proposed ☐ Approved ☒ Existing ☐ Modifying ☐ Eliminating	☒ Proposed ☐ Approved ☐ Existing ☐ Modifying ☐ Eliminating
Distance to nearest well (ft.)	300	400	500	800	200	250

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

Write approximate dimensions in feet in the space below
(width x length or area with units for irregular shapes)

Type of animal holding areas (indicate dimensions and floor type)						
Total confinement barn (slatted floor)	30X260	30X63	30X64	42X247	50X40	153X200
Total confinement barn (solid floor)						
Partial confinement barn						
Open lot with runoff controls						
Open lot without runoff controls						
Animal Holding Area Floor Type (check all that apply)	☒ Concrete ☐ Soil ☐ Asphalt ☐ Other	☒ Concrete ☐ Soil ☐ Asphalt ☐ Other	☒ Concrete ☐ Soil ☐ Asphalt ☐ Other	☒ Concrete ☐ Soil ☐ Asphalt ☐ Other	☒ Concrete ☐ Soil ☐ Asphalt ☐ Other	☒ Concrete ☐ Soil ☐ Asphalt ☐ Other

Indicate the maximum capacity (number of animals) of each animal holding area
The total number of all animals listed should match the final animal numbers listed on page 3.

Animal numbers						
Mature dairy cows (over 1,000 lbs.)						
Mature dairy cows (under 1,000 lbs.)						
Dairy heifers						
Dairy calves						
Veal						
Slaughter steer/heifer, stock cow or bull						
Feeder cattle-stocker/background/heifer						
Cow and calf pair						
Beef calves (weaned)						
Swine over 300 lbs.						
Swine between 55 and 300 lbs.	650	260	260	1300	230	3600
Swine under 55 lbs.						
Horses						
Sheep or lamb						
All chickens with liquid manure system						
Broiler chickens over 5 lbs. - dry system						
Broiler chickens under 5 lbs. - dry system						
Laying hens over 5 lbs. - dry system						
Laying hens under 5 lbs. - dry system						
Turkeys - over 5 lbs.						
Turkeys - under 5 lbs.						
Ducks						
Other:						

Indicate from the list below the letter(s) of the applicable air emission control strategy(s)
(choose at least one strategy for each category below for each animal holding area)

Air emissions plan for animal holding areas*						
Odor control strategies currently employed	A	E	H	C	A	A
Possible additional odor control strategies** (must indicate at least one practice)			A	H	C	H

Potential practices employed to minimize emissions/odors from animal holding areas

A. Disperse/mix air with tree plantings
B. Treatment of escaping air with control technologies
C. Maintain clean, dry floors to eliminate manure buildup
D. Promptly clean up any spilled feed
E. Regular removal of manure
F. Higher oil and fat content in feed to reduce dust
G. Eliminate manure buildup under gates, feeders, etc..
H. Maintain exhaust fans and avoid manure and dust accumulation
I. Use spray oil to reduce dust
J. I will consult the MPCA to identify changes that can be made to reduce odors

K. Other:

* This satisfies Minn. R. 7020.0505, subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

X. Manure handling, feed storage, and dead animal areas

Complete the table below for your manure storage, feed/silage storage areas and dead animal disposal areas on your site. If needed, continue your list on an additional copy of this page.

Manure, feed, or dead animal areas ***List each manure handling, feed storage, and dead animal area in a separate column***

Facility Site Sketch ID (i.e., #1, A, Basin 1)	1	2	3	4	5	6
Status: (check one box only) *Proposed* - not permitted previously *Approved* - permitted but not yet operational *Existing* - current operational component* *Modifying* - change to a permitted component	☐ Proposed ☐ Approved ☐ Existing ☐ Modifying ☒ Eliminating	☐ Proposed ☐ Approved ☐ Existing ☐ Modifying ☒ Eliminating	☐ Proposed ☐ Approved ☒ Existing ☐ Modifying ☐ Eliminating	☐ Proposed ☐ Approved ☒ Existing ☐ Modifying ☐ Eliminating	☐ Proposed ☐ Approved ☒ Existing ☐ Modifying ☐ Eliminating	☒ Proposed ☐ Approved ☐ Existing ☐ Modifying ☐ Eliminating
Distance to nearest well (ft.)	300	400	500	800	200	250

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

Type of liquid manure or process wastewater storage/treatment areas (indicate dimensions)

Write approximate top dimensions in feet in the space below *(width x length x depth or volume with units for irregular shapes)*

Earthen or GCL lined basin						
Below barn concrete tank	30X260X5	30X63X5	30X64X5	42X247X8	40X50X5	153X200X5
In-ground concrete tank/basin (outdoor)						
Above-ground concrete tank						
Synthetic lined (HDPE, EPDM, etc.) basin						
Steel tank (i.e., slurry-store)						
Composite lined (2 liner types) basin/tank						
Vegetated Infiltration Area						
Other (describe):						

Type of solid manure, feed storage, and dead animal areas (indicate dimensions and floor type)

Write approximate dimensions in feet in the space below *(width x length or area with units for irregular shapes)*

Permanent stockpile						
Dead animal management area						
Covered feed storage area						
Uncovered feed storage area						
Sweet corn silage storage storage pad area						
Tonnage on site at any one time						
Other (describe):						
Stockpile, feed storage, or mortality area floor/liner type (check all that apply)	☐ Concrete ☐ Soil ☐ Asphalt ☐ Other	☐ Concrete ☐ Soil ☐ Asphalt ☐ Other	☐ Concrete ☐ Soil ☐ Asphalt ☐ Other	☐ Concrete ☐ Soil ☐ Asphalt ☐ Other	☐ Concrete ☐ Soil ☐ Asphalt ☐ Other	☐ Concrete ☐ Soil ☐ Asphalt ☐ Other

Air emissions plan for liquid and solid manure storage areas* ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)*** *(choose at least one strategy for each category below for each* ***manure storage area****)*
(this is not required for feed storage areas, vegetative infiltration areas, or dead animal management areas)

Odor control strategies currently employed	F	F	F	F	F	F
Possible additional odor control strategies** (must indicate at least one practice)						

Potential practices employed to minimize emissions/odors from manure storage areas

(no practices required for feed storage areas, vegetative infiltration areas, or dead animal management areas)

Liquid storage area specific (basins, pits, etc.)

A. Maintain crust on basin by using organic bedding
B. Cover liquid manure storage area with straw
C. Cover liquid manure storage area with synthetic cover
D. Anaerobic digestion
E. Separate solids with settling basin or liquid/solid separator
F. Utilize a pit additive to break down solids

Solid storage area specific (stockpiles)

Practices applicable to solid or liquid storage areas

K. Notify neighbors of manure application periods and avoid holidays
L. Disperse/mix air with tree plantings
M. Add straw or other bedding material to reduce odor/ emissions
N. Treatment of escaping air with control technologies
O. I will consult the MPCA to identify changes that can be made to reduce odors
P. Other:

MINNESOTA POLLUTION CONTROL AGENCY

Permitted Facility Components
MNG440073

Facility name: Jon Keller Farm

State of Minnesota Feedlot Registration Number: 049-50008

Location information:

628 410th St Nerstrand, MN 55053	Goodhue County	Holden Township	Section 7	Quarters: NE

Permit issued: January 25, 2021

Permit expiration: January 31, 2021

Maximum total animal units (AU): 1,617.000

Authorized animal types:

Site Description	Animal type	Maximum head	AU
Jon Keller Farm	Swine 55-300 lbs	5,390	1,617

Authorized facility components:

Component ID	Status	Type	Length	Width	Depth	Capacity	Units	Animal type and head
Barn 3	Existing	Total Confinement Barn	64	30				Swine 55-300 lbs 260
LMSA 3	Existing	Poured Concrete Pit	64	30	5	71,808	gallons	
Barn 4	Existing	Total Confinement Barn	247	42				Swine 55-300 lbs 1,300
LMSA 4	Existing	Poured Concrete Pit	247	42	8	620,780	gallons	
Barn 5	Existing	Total Confinement Barn	50	40				Swine 55-300 lbs 230
LMSA 5	Existing	Poured Concrete Pit	50	40	5	74,800	gallons	
Barn 6	Proposed	Total Confinement Barn	200	153				Swine 55-300 lbs 3,600
LMSA 6	Proposed	Poured Concrete Pit	200	153	8	1,440,820	gallons	

Facility components being Eliminated:

Component ID	Status	Type	Length	Width	Depth	Capacity	Units	Animal type and head
Barn 1	Eliminating	Total Confinement Barn	260	30				Swine 55-300 lbs 650
LMSA 1	Eliminating	Poured Concrete Pit	260	30	5			
Barn 2	Eliminating	Total Confinement Barn	63	30				Swine 55-300 lbs 260
LMSA 2	Eliminating	Poured Concrete Pit	63	30	5			

OFFICE OF THE

ZONING ADMINISTRATOR

Goodhue County, MN

I, Charles R. Dornack, Zoning Administrator of the County of Goodhue and State aforesaid, do hereby certify, that I have compared the within and annexed with the record of CONDITIONAL USE PERMIT from the County of Goodhue to RODNEY RAUK & RANDALL RAUK filed in this office, and the same is a true and correct transcript from such record and of the whole thereof.

Witness my hand this 15th day of APRIL, 19 97.

Charles R. Dornack (jw)

Zoning Administrator,
Goodhue County, Minn.

FILED FOR RECORD THIS 15th day of April, 1997, at 9:00 A.M.

403334

APPLICATION FOR A CONDITIONAL USE PERMIT
GOODHUE COUNTY, MINNESOTA

Permit _____
Parcel # **35-007-0300**

DATE **FEBRUARY 21, 1997** PERMIT FEE **$50.00** PERMIT # _____

APPLICANT **RODNEY RAUK & RANDALL RAUK**

LEGAL DESCRIPTION **NW 1/4 & W 1/2 of NE 1/4 Sec 7, T110N, R18W, Holden Twp**

PRESENT ZONING **(A-1) Agricultural Protection** DRAWING OF AREA ATTACHED _____

PROPOSED USE OF BUILDING & AREA **AN EXPANSION OF A FEEDLOT THAT EXCEEDS 500 ANIMAL UNITS IN AN A-1 DISTRICT. (Request is to expand from 800 animal units to 1,280 animal units)**

APPLICANT'S
SIGNATURE **/s/ RANDALL RAUK**

ADDRESS **628 410 STREET**
NERSTRAND MN 55053

HEARING DATE **MARCH 17, 1997**

REC'D PAYMENT **JOANNE A. WOOD**

****

DECISION OF THE GOODHUE COUNTY PLANNING ADVISORY COMMISSION

THIS **17** DAY OF **MARCH** 19**97** THE GOODHUE COUNTY PLANNING ADVISORY COMMISSION RECOMMENDS TO THE GOODHUE COUNTY BOARD THAT THIS APPLICATION BE:

GRANTED WITH THE CONDITIONS: 1.) LEAVE A 50 FT BUFFER STRIP FOR MANURE APPLICATION FROM OPEN WATER AND 2.) INCORPORATE MANURE INTO THE SOIL WITHIN 24 HOURS.

SIGNED **/s/ PAUL KALASS** CHAIRMAN
/s/ CHARLES R. DORNACK ZONING ADMINISTRATOR

****

DECISION OF THE GOODHUE COUNTY BOARD OF COMMISSIONERS

THIS **1** DAY OF **APRIL** 19**97** THE GOODHUE COUNTY BOARD OF COMMISSIONERS

GRANTED WITH THE CONDITIONS: 1) LEAVE A 50 FT BUFFER STRIP FOR MANURE APPLICATION FROM OPEN WATER AND 2) INCORPORATE MANURE INTO THE SOIL WITHIN 24 HOURS.

SIGNED **/s/ ROBERT NOAH** CHAIRMAN
/s/ STEPHEN P. BLOOM COUNTY ADMINISTRATOR

FEE $50.00


AP