Le Sueur County, MN

Thursday, August 18, 2016

Regular session

Item 2

Ballman Feedlot Packet

Staff Contact: Kathy Brockway or Michelle Mettler

CONDITIONAL USE PERMIT APPLICATION #16207

LE SUEUR COUNTY

IN AN AGRICULTURAL ZONING DISTRICT,
A NEW REGISTERED ANIMAL FEEDLOT CAPABLE OF
HOUSING 632.1 ANIMAL UNITS
(35,118 HEAD OF TURKEYS OVER 5 POUNDS)

NAME: ANDREW BALLMAN FARM
ANDREW BALLMAN

Subject: Conditional Use Permit Application #16207

Applicant: ANDREW BALLMAN

Property Owner: ANDREW BALLMAN

Location: SE ¼ OF THE SE ¼ OF SECTION 12, CLEVELAND TOWNSHIP

Existing Zoning: A- AGRICULTURAL

Date of Hearing: AUGUST 18, 2016

Reported by: Kathy Brockway-Le Sueur County P & Z Administrator
Amy Beatty- Le Sueur County Feedlot Officer

Applicant Received:
The applicant has received copies of the Le Sueur County Zoning Ordinance Sections 8: Agriculture District, Section 16: Animal Feedlot and Manure Management, and Section 21: Conditional Use Permit.

Township Notification:
The applicant contacted Susan Ely, Cleveland Township Clerk on June 14, 2016.

Zoning District:
The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record shall be exempt from density standards.

Goal 1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

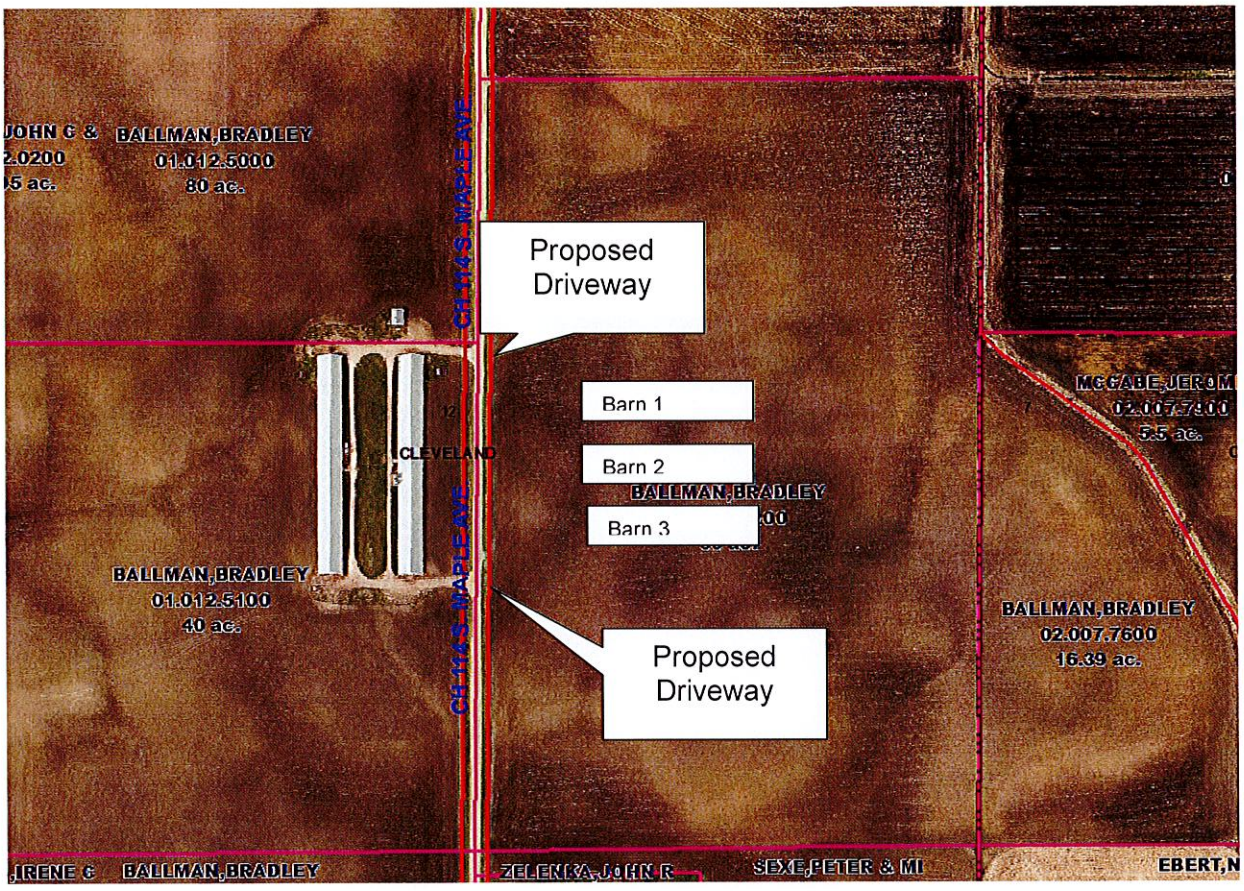
Policy: The County will protect the best of its agricultural land as a resource for long term agricultural use.

Policy: An adequate supply of healthy livestock is essential to the well being of Le Sueur County. The location of livestock feedlots and non-feedlot uses too close to one another can cause conflicts. An effort to combine local needs with state feedlot regulations will ensure local involvement in this issue, help provide minimal disruption to existing agricultural businesses, and help provide rules to protect the environment.

Site Information:

The proposed registered animal feedlot will be located on a parcel in the SE ¼ of the SE ¼ of Section 12, Cleveland Township. The site is located off South Maple Avenue - County Road 114.

Aerial Photo:



Surrounding Land Uses:

The predominant use of the surrounding land is

North: Ag **South:** Ag
East: Ag **West:** Ag

Shoreland: The proposed registered animal feedlot is not located within the Shoreland Zoning District.

Wetlands: No wetlands are located in the quarter-quarter section where the proposed registered animal feedlot is located.

Request:

The applicant is requesting to construct an animal feedlot capable of housing 632.1 animal units or 35,118 head of turkeys over five pounds. See attached narrative from the applicant.

Animal Feedlot Permit Application:

The applicant's permit application was received by the county feedlot officer prior to and on March 9, 2016 and was comprised of:

1. Construction Short-Form Permit Application

2. Air Emissions and Odor Management Plan and OFFSET (Odors From Feedlots Setback Estimation Tool)
3. Animal Mortality Plan
4. Emergency Response Plan
5. Manure Management Plan Requirements When Ownership of Manure is Transferred. Mr. Ballman will be transferring 100% of the manure generated to cropland managers and/or transported to Benson, MN to be used as fuel to generate electricity.

Per Minn. Stat. §116.07, subd. 7(a), as amended in 2003:
(a) A person who applies to the pollution control agency or a county board for a permit to construct or expand a feedlot with a capacity of ***500 animal units*** *or more shall,* ***not less than 20 business days before*** *the date on which a permit is issued, provide notice to each resident and owner of real property within* ***5,000 feet*** *of the perimeter of the proposed feedlot. The notice may be delivered by first class mail, in person, or by the publication in a newspaper of general circulation within the affected area and must include information on the type of livestock and the proposed capacity of the feedlot.*

The applicant's notification was published in the *Le Center Leader's* June 22, 2016 edition.

County Requirements:

In an Agricultural Zoning District, a registered animal feedlot may house up to 3,000 animal units through the Conditional Use Permit process.

- The applicant is requesting to construct a new animal feedlot capable of housing 632.1 animal units or 35,118 head of turkeys over five pounds in an Agricultural Zoning District.

For a registered animal feedlot between 101 to 2,000 animal units, the minimum lot size and suitable area acreage is ten (10) acres.

- The applicant submitted a Certificate of Survey showing a parcel with
  - A total acreage of 18.04 acres;
  - Suitable Area Acreage of 17.28; and
  - 1000 foot setback from the proposed animal feedlot (total confinement buildings) to existing dwellings.

Per Minnesota Administrative Rules, Chapter 7020.2005, subpart 1 and Chapter 4410.4300, subpart 29, the site meets or exceeds the following requirements for the proposed registered animal feedlot.

- The proposed feedlot facility is not
  - Within 1,000 feet of a lake or within 300 feet of a stream;
  - Located within a delineated floodplain;
  - Located in a state or federally designated wild and scenic river district, a Minnesota River Project Riverbend Area, or the Mississippi Headwaters Area; and
  - Located in a drinking water supply management area.

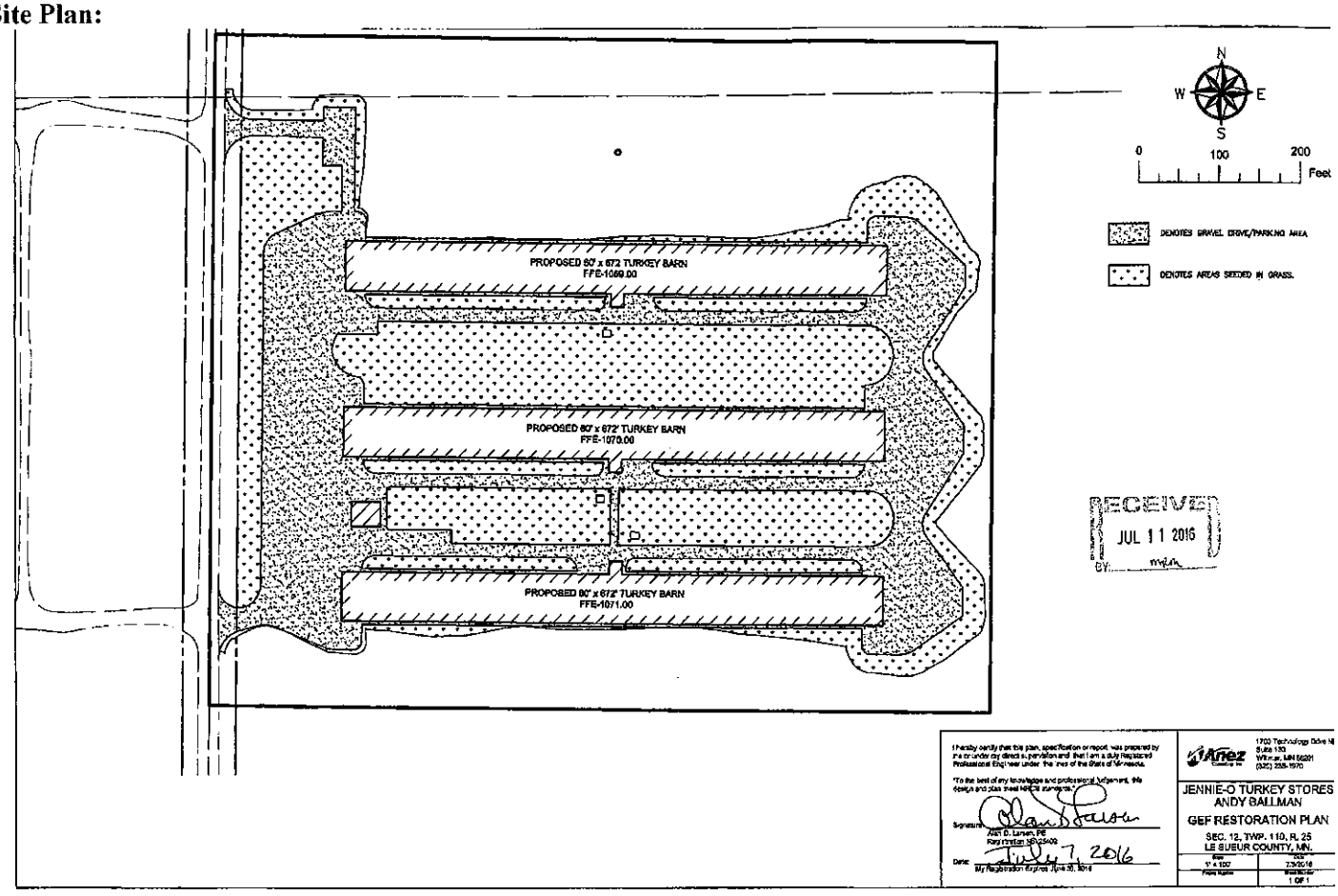
- The applicant will meet or exceed the following setback requirements as listed in the Le Sueur County Zoning Ordinance, Section 16 for the proposed animal feedlot (total confinement buildings).
  - Well – 100 ft;
    - 110 feet to the north total confinement building;
  - Property Lines – 100 feet;
    - 245 feet to the north property line;
    - 135 feet to the east property line;
    - 105 feet to the south property line;
  - Road right-of-way – 100 feet;
    - 100 feet to the animal mortality dumpster pad;
    - 130 feet to the total confinement buildings;
  - Cemetery – 500 feet; and

        - No cemetery within 500 feet of the proposed animal feedlot;
    - Existing school, park, golf course, licensed campground, or residential zoning district – 1,000 feet.
        - No existing school, park, golf course, licensed campground, or residential zoning district within 1,000 feet of the proposed animal feedlot.

Proposed Animal Feedlot Structures:

- The three proposed total confinement buildings will each measure 60 feet by 672 feet and will each house 11,706 head of turkeys over five pounds.
    - The three proposed total confinement buildings' poultry barn floors will be soil-lined and when constructed, will meet the requirements of Minnesota Administrative Rules, Chapter 7020.2120, subpart 3.
    - The litter or turkey manure will be in the total confinement buildings until the turkeys are ready to be marketed. On average, the litter in each of the buildings will measure 60 feet by 672 feet by 4 feet.
- The applicant is proposing to install three-2,000 gallon precast tanks (sewage tanks) to collect and store wash water from barn cleanings. Minnesota Administrative Rules, Chapter 7020 defines these tanks as liquid manure storage areas (LMSA) or more specifically"Limited Risk LMSA" that provide for temporary manure storage or processing. Minnesota Administrative Rules, Chapter 7020.2100, subpart 1.D. and E. provides an exemption to the locational restrictions and most of the design requirements of Minnesota Administrative Rules, Chapter 7020.210 for certain LMSAs that provide for temporary storage or processing of waste. The exemption is only applicable to LMSAs constructed entirely of concrete and in non-karst susceptible areas, a maximum allowable volume of 20,000 gallons. Design plans and specifications for limited risk LMSAs are subject to Minnesota Administrative Rules, Chapter 7020.2100, subpart 3, items C and D, subpart 4, item I, J, and N, subpart 5, item A, and subpart 7. These design plans and specifications are required to be submitted for review and approval. In this case, when a pre-cast tank is proposed, the Minnesota Pollution Control Agency (MPCA) will approve a manufacturer certification that the pre-cast tank meets the requirements of Minnesota Administrative Rules, Chapter 7080 for use as sewage tank in lieu of the typical design information for a poured in place concrete lined LMSA.

Site Plan:



Proposed Total Confinement Building Drawing: See attached.

Manure Management Plan:

The manure management plan requirements when ownership of manure is transferred has been submitted to and reviewed by Department staff. A copy is on file in the office of the Le Sueur County Feedlot Officer. A plan is required to be prepared by the Le Sueur County Zoning Ordinance, Section 16.

All of the manure generated from the proposed registered animal feedlot site will be transferred to cropland managers for stockpiling and/or land application and/or transported to Benson, MN to be used as fuel to generate electricity.

Odor Control:

An Air Emissions and Odor Management Plan has been submitted to and reviewed by Department staff. A copy is on file in the office of the Le Sueur County Feedlot Officer. A plan is required to be prepared by the Le Sueur County Zoning Ordinance, Section 16.

Based upon the Department's technical review, all application components have been submitted and are found to be complete.

Feedlot Officer Findings:

1. The animal feedlot shall be operated in a manner consistent with the Le Sueur County Zoning Ordinance and Minnesota Administrative Rules, Chapter 7020. Any deviation may necessitate modification of its Conditional Use Permit.

2. Per Minnesota Administrative Rules, Chapter 7020.2120, subpart 6, notification shall be made to the Department three (3) business days prior to onset of construction and within three (3) business days following completion of construction of the poultry barn floors.

3. Per Minnesota Administrative Rules, Chapter 7020.2120, subpart 5, the animal feedlot owner shall record and retain permanent file the results of all testing required in Minnesota Administrative Rules, Chapter 7020.2120, subpart 3 and make these records available to the commissioner or county feedlot pollution control officer upon request.

4. The limited risk liquid manure storage areas shall conform to Minnesota Administrative Rules, Chapter 7080, be installed per the manufacturer's specifications, and be tested for watertightness either at the plant or on-site. The sewage tank identification form and watertight testing form shall be submitted to the county feedlot officer. There shall be, on file with the county feedlot officer, a signed service contract between the animal feedlot owner and the appropriately licensed company who will be pumping the limited risk liquid manure storage areas. The pumping records shall be made available to the county feedlot officer upon request.

5. All animal manure from the operation shall be utilized in accordance to its Manure Management Plan and stockpiled and land applied per Minnesota Administrative Rules, Chapter 7020 and the Le Sueur County Zoning Ordinance.

6. Animal mortality disposal shall meet the requirements of the Minnesota Board of Animal Health.

7. The permit holder shall allow the County Feedlot Officer or assigned representee to inspect the site whenever necessary upon notification to permit holder.

8. No animals shall be brought into the newly constructed portion of the facility until all conditions have been met.

9. All applicable requirements as stated in Section 16, Subdivision 9, Standards for Conditional Use Permits, and any additional standards or requirements imposed by the Le Sueur County Board of Commissioners shall be met.

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. **Relationship to County plans.**
2. **The geographical area involved.**
3. **Whether such use will negatively affect surrounding properties in the area in which it is proposed.**
4. **The character of the surrounding area.**
5. **The demonstrated need for such use.**
6. **Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.**
7. **Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.**
8. **Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.**

9. **Abatement of Environmental Hazards as regulated in this Ordinance.**
10. **Other factors impacting the public health, safety, and welfare.**

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:
(Please circle one for each item: Agree, Disagree, Not Applicable.)

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*

2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*

3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*

4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*

5. *Adequate measures have been or will be taken to prevent and 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.*

6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*

7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

Le Sueur County

Conditional Use Application

I. Applicant:

Name Andy Ballman
Mailing Address 25526 Dodd Road
City Le Center State MN Zip 56075
Phone # 507-327-8303 Phone #

II. Landowner:

Name Andy Ballman
Mailing Address 25526 Dodd Road
City Le Center State MN Zip 56075

Property Address NEW South Maple Ave
City LeCenter State MN Zip 56057
Phone # Phone #

III. Parcel Information:

Parcel Number 01.012.~~5200~~ 5210 mem Parcel Acreage 18.04
Attach Full Legal Description *(**NOT** abbreviated description from tax statement)*
Township Cleveland Section 12
Subdivision Lot Block

IV. Township Notification: Township must be notified of proposed use prior to application.

Cleveland Township notified on 6/14/16
(Township Name) *(Date)*

Board Member Susan Ely regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.

b. Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.

c. Electronic version of any supporting documents *if available.*

c. Additional copies may be requested as deemed necessary by the Department.

d. Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.

e. Appointment is necessary.

f. ***Applications will not be accepted by mail.***

VI. Fees: Must be paid at the time of application.

Conditional Use Permit	$ 750	After-The-Fact fee is **doubled.**
Filing Fee	$ 46	

Additional Fees:

Special Meeting	$ 2,000	
After-The-Fact Penalty	$ 1,500	OR 10% of improvement, whichever is greater

1

VII. Type of Request:

- ☐ Self Service Storage
- ☐ School/Church/Cemetery
- ☐ Retail Nursery/Greenhouse
- ☐ School/Church/Cemetery
- ☒ Value Added Agriculture
- ☐ Antique Sales/Service/Repair
- ☐ Substation/Transmission Lines etc.
- ☒ Other Feedlot

VIII. Description of Request:

a. A full description of request with detailed information must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. **PROPOSED DAYS AND HOURS OF OPERATION:** 24 hr / day, 7 days / week, 346 weeks per year
2. **ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS:** Up to six caretakers will be on site each day.
3. **LIST OF PUBLIC HEALTH PLANS:**
   - i. **Water Supply:** A new well is planned for the site
   - ii. **Toilet facilities:** none
   - iii. **Solid Waste Collection:** Dumpsters will be in place at the site
4. **FIRE PREVENTION:** Cleveland Fire Department for coverage, no other fire prevention measures
5. **SECURITY PLANS:** Locked doors
6. **RETAIL SALES:** none
7. **FOOD OR ALCOHOL SERVED OR FOR SALE:** none
8. **DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL:** *(For example, pedestrian and/or vehicular traffic control.)* No additional services will be required
9. **SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:** None
10. **EXTERIOR LIGHTING:** Lighting on exterior of barns
11. **PARKING AND LOADING:** Parking and loading will take place on site
12. **SIGNAGE:** None
13. **ROAD ACCESS:** *(Approved by the road authority)* South Maple Ave
14. **CERTIFICATE OF INSURANCE:** attached mem
15. **MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:** *(For example additional licensing and/or permitting)* CSF permit, CUP

IX. Site Plan: Shall include but not limited to the following:

- North point
- Setbacks
- Property Lines
- Road Right-Of-Way
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- Easements

- Parking *(Size & location-if applicable to application)*
- Landscape, screening and buffering *(if applicable to application)*
- Location of significant trees to be removed *(if applicable to application)*

X. Attachments: shall include but not limited to:

- [x] a. **Description of Request**-*See Part VIII for full details and requirements.*
- [x] b. **Site Plan**-*See Part IX for full details and requirements.*
- [x] c. **Full legal description**-*Not abbreviated description from tax statement.*
- [x] d. **Access approval**-*Attach approval in writing from proper road authority.*
- [x] e. **Township Notification**-*See Part IV for details and requirements.*
- [ ] f. **Septic System Compliance Inspection**
- [ ] g. **Erosion control plan**-*Attach completed and signed plan including map.*
- [ ] h. **Floor plans and/or blue prints**

XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the finings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Andrew J Berk — Applicant signature — Date: 6-14-16

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Andrew J Berk — Property Owner signature — Date: 6-14-16

OFFICE USE ONLY

Request: 741 All FL

Pre-App Date	~~6-14-16~~ 7-12-16	Lake Classification	—	Feedlot	500'	1000'	N
Meeting Date	8-18-16	Lake	—	Wetland Type	1-2	3-8	N
60 Day	9-9-16	FEMA Panel # 27079C0	260 D	Water courses		Y	N
Zoning District	A	Flood Zone	X-outside	Bluff		Y	N

- [x] Request Description
- [x] Site Plan
- [x] Full Legal
- [x] Ordinance
- [x] Insurance
- [x] Access Approval
- [x] Erosion Control Plan — Part of GEF-CUP
- [x] Blue Prints
- [ ] Other
- [ ] Septic
- [x] Meeting
- [x] Fee
- [ ] Penalty

Comp Insp / Design Reg / ATF / Spec

$ 7910

- [x] Application Complete — Michelle R Mettlo — Planning & Zoning Department Signature — 7-12-16 — Date — 16207 — Permit #

3

LE SUEUR COUNTY
CONDITIONAL USE PERMIT CRITERIA

Permit # 16207

Name of Applicant: ANDY BALLMAN **Conditional Use Permit #:** 16207

Name of Property Owner: ANDY BALLMAN

Conditional Use Permit Request: TO ALLOW THE APPLICANT TO ESTABLISH AND OPERATE A NEW 632.1 ANIMAL UNIT CONFINEMENT FEEDLOT (TURKEYS)

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
1.											

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
2.											

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
3.											

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
4.											

Explain _____

5. Adequate measures have been or will be taken to prevent and 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.

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
5.											

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
6.											

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will main the goals of safety, health and the general welfare of the public.

Date: _____ **APPROVED** _____ **DENIED** _____ **PZ Chairperson** _____

COUNTY BOARD MEETING DATE _____

Andy Ballman, 25526 Dodd Road, Le Center, MN is applying for a Conditional Use Permit to construct three 60' x 672' turkey barns on 18 acres in the SE ¼ of the SE ¼ of Section 12, Cleveland Township, Le Sueur County. The site is located approximately 1200 feet north of Dodd Rd on S Maple Ave.

Each barn will house 11,706 turkeys over 5 pounds in total confinement. There will be a total of 35,118 turkeys on site for a total of 632.1 Animal Units. A new well will be drilled on site the meets MPCA setback requirements.

Manure will be stored in the barns until the time of cleanout. Cleanouts are determined by the time of the year and number of flocks through the barn. Barns will be empty of turkeys at cleanout time. Litter will be made available to local farmers for stockpiling and application on their fields. MPCA guidelines for stockpiling and field application will be followed. As an alternative litter may be transported to Benson, MN to be used as fuel for electricity generation.

After the barns are cleaned and swept workers will wash the barns. Drain water will be collected from each barn in a 2000 gallon tank located next to each barn. These tanks will then be pumped by a licensed waste handling company. The drain water is then either land applied or disposed of at a municipal waste facility. Tanks will be installed as per manufacturer's specifications and meet the standards for MN Rules and Regulations for vacuum testing and burying depth. These tanks are considered Low Risk LMSAs.

RECEIVED
JUL 0 5 2016
BY: mem

June 13, 2016

Anez Consulting, Inc.
1700 Technology Dr. NE, #130
Willmar, MN 56201

Notice of Application
To Permit A Livestock Feedlot

Notice is hereby given per Minnesota Statue 116.07 subd, 7 (a) that

Andrew Ballman
25226 Dodd Road
Le Center, MN 56075

has made application to the county of Le Sueur to construct a feedlot with a capacity of 500 animal units or more.

The proposed feedlot is located in the E ½ of the SE ¼, Section 12, Cleveland Township, Le Sueur County.

The applicant is proposing to construct three 60' x 672' total confinement turkey barns with manure pack on floor manure storage. The facility will house 35,118 turkeys over 5 pounds. (632.1 Animal Units)

The total animal units will be 632.1.

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.

1700 Technology Dr. NE, Suite 130, Willmar, MN 56201 320.235.1970 Fax 320.235-1986
www.AnezConsulting.com

LE SUEUR COUNTY HIGHWAY DEPARTMENT

Application For Access Driveway or Entrance Permit

C.S.A.H./Co. Hwy. No. 114 Name of Twp. Cleveland

SKETCH PROPERTY, PRESENT AND PROPOSED DRIVEWAY AND RELATION TO COUNTY HIGHWAY.

Name of Applicant: Andy Ballman Telephone No.: (507) 327 - 8308

Address: 25526 Dodd RD LeCenter MN 56057

Name of Property Owner: Same as above Telephone No.: ( ) ____ - _____

Address: _____

Location: Co Hwy. No.: _____ in Le Sueur Co. _____ Miles N-S-E-W of _____
(circle one) (Specify Road, or intersection)

Legal Description of Property Southeast Quarter of Section 12, Township 110 North, Range 25 West, LeSueur County

Purpose of Driveway: Farm Residence _____ Field _____

Is a Building to be Constructed: Yes ✓ No _____ What kind Turkey Barns

Possible replacement cost of this pipe will be the responsibility of the owner: Yes/No
(Circle One)

Will the Building be Temporary: _____ Permanent ✓

Distance from center of highway to front of building is 115 feet.

Is land higher? _____ lower ? _____ or level? ✓ with highway.
(show feet & inches) (show feet & inches)

Number of present driveways to property _____ Date Proposed driveway will be needed 4-1-16

DS

Give exact location to Proposed Driveway to Property:(Give lath to mark center of Proposed Driveway)

2 New entrances as shown in attached aerial photo.
Existing Entrance to North must be removed.

I, We, the undersigned, herewith make application for permission to construct the access driveway at the above location, said driveway to be constructed to conform with the standards of the Minnesota Highway Department and to any special provisions included in the permit. It is agreed that all work will be done to the satisfaction of the Le Sueur County Highway Department. It is further agreed that no work in connection with this application will be started until the application is approved and the permit issued.

2-25-16
Date

Andy Ballman
Signature of Applicant

RECEIVED
JUL 13 2016
BY: MRM

Office Use Do Not Write On This Page.

NOT VALID UNLESS SIGNED AND NUMBERED

Access Driveway or Entrance Permit: 2016-008
Permit No.

Permission is hereby granted for the construction of the driveway as described in the above application, said driveway to be constructed in accordance with the Minnesota Highway Departments Driveway Standard Plate Nos. 9000B and 9001A and subject to the requirements on the next page and the following special provisions:

It is expressly understood that this permit is conditioned upon replacement or restoration of the County Highway to its original or to satisfactory condition.

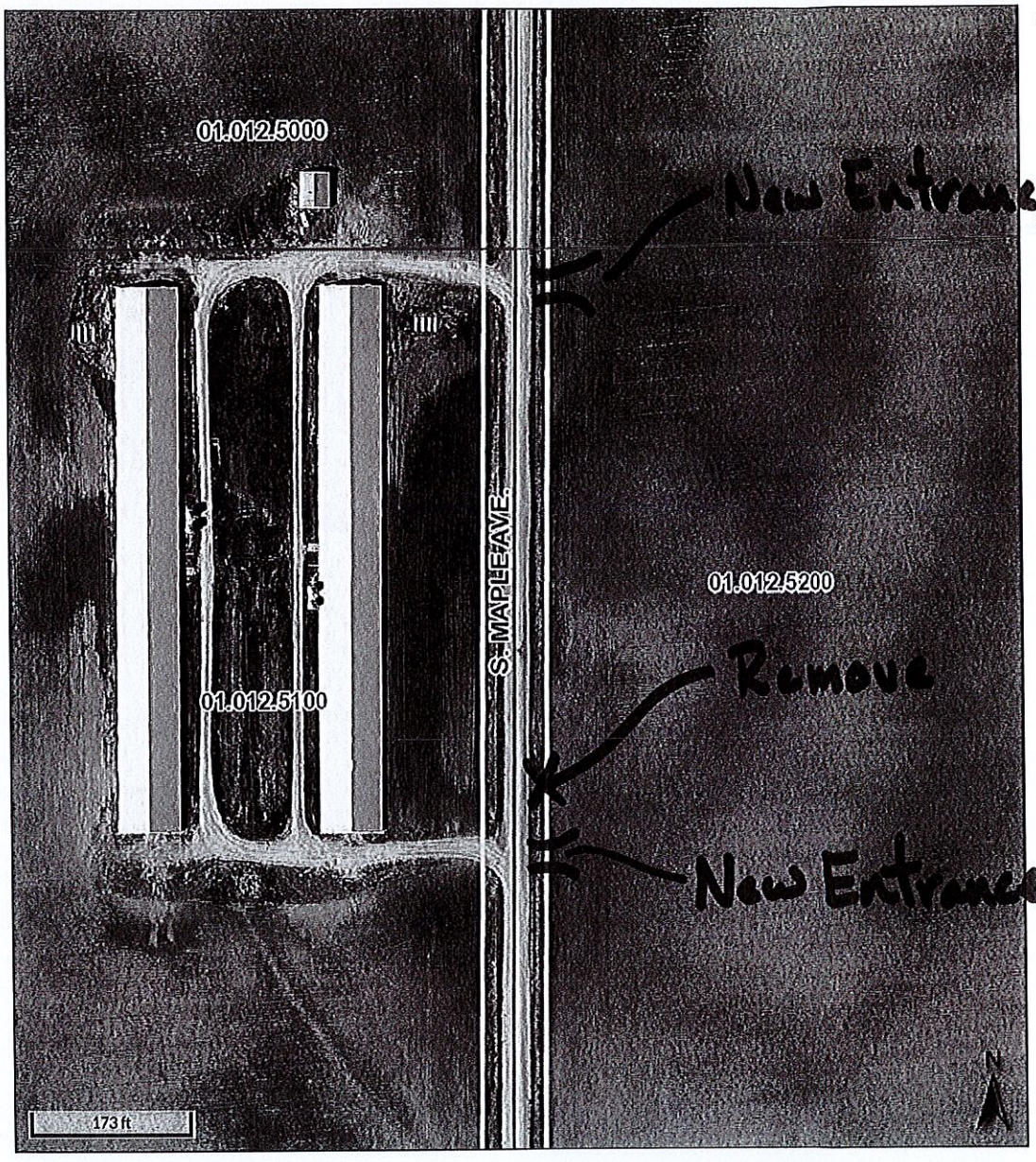
4-12-16
Date

David Pinz
ASST Le Sueur County Highway Engineer

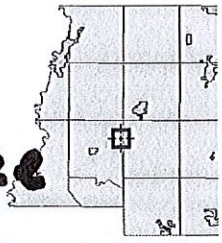
RECEIVED
JUL 13 2016
BY: MKM

3

Beacon™ Le Sueur County, MN



Overview



Legend

- City Limits
- Political Township

Cadastral Lines

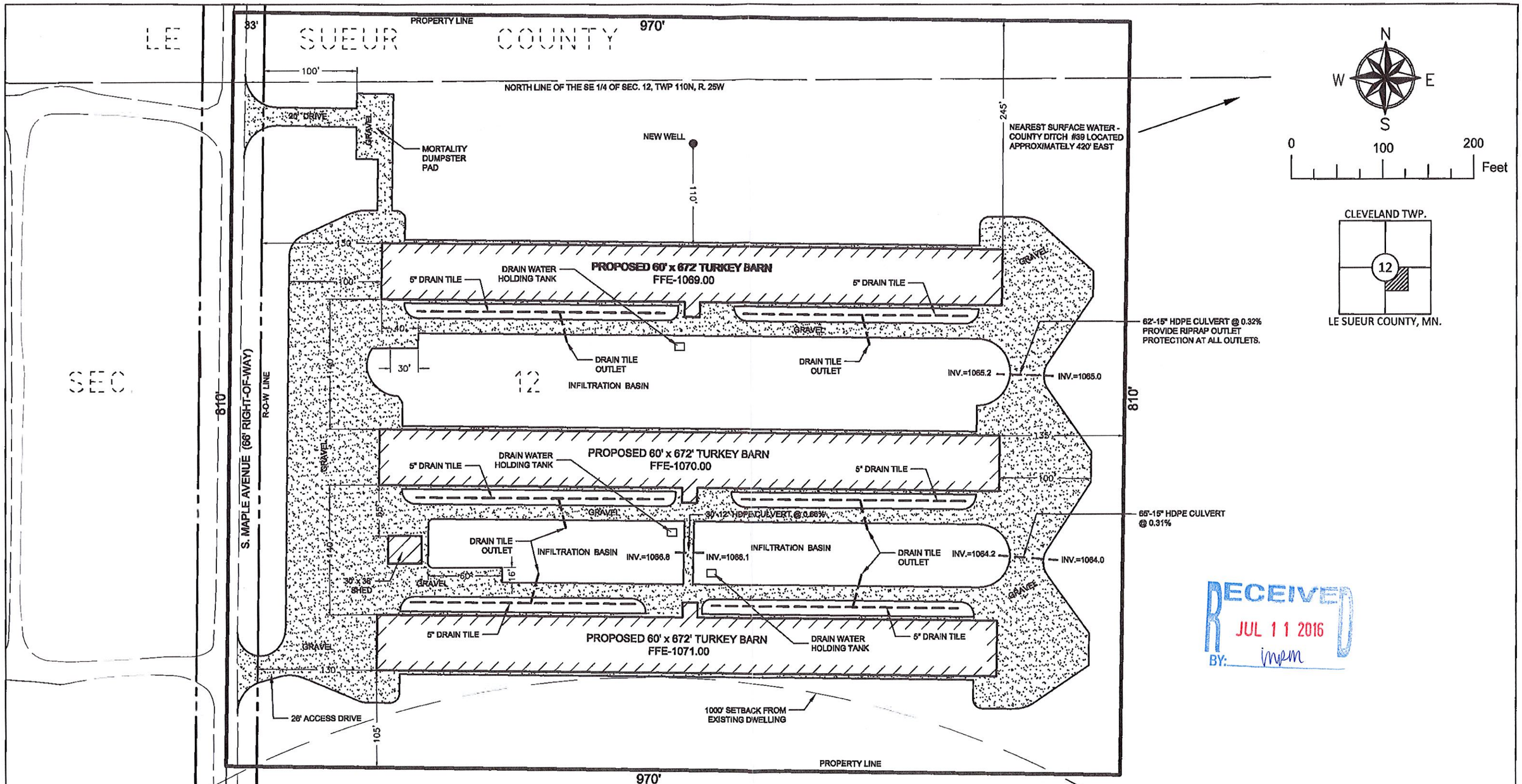
- Corp Line
- County Line
- Easement Line
- Geo Twp Line
- Gov Lot Line
- Lot Line
- Misc Line
- New Split Line
- Parcel Line
- Pol Twp Line
- Quarter Line
- Railroad Centerlin
- Railroad ROW
- Road Centerline
- Road ROW
- Road ROW Vac
- Section Line
- Sub Line 400
- Unknown Linear
- Parcels

Photo from April 2013

Date created: 4/12/2016

Developed by
The Schneider Corporation

RECEIVED
JUL 13 2016
BY: MKM



RECEIVED
JUL 11 2016
BY: mpm

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

"To the best of my knowledge and professional judgement, this design and plan meet NRCS standards."

Signature: Alan D. Larsen
Alan D. Larsen, PE
Registration No. 25402

Date: July 7, 2016
My Registration Expires June 30, 2016

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1700 Technology Drive NE
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Willmar, MN 56201
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JENNIE-O TURKEY STORES
ANDY BALLMAN

FEEDLOT CUP SITE PLAN

SEC. 12, TWP. 110, R. 25
LE SUEUR COUNTY, MN.

Scale	Date
1" = 100'	7/5/2016
Project Number	Sheet Number
	1 OF 1