



Le Sueur County, MN

Thursday, April 13, 2017

Regular session

Item 6

Perkins/Borgmeier packet

Staff Contact:

CONDITIONAL USE PERMIT APPLICATION #17023

LE SUEUR COUNTY

**IN AN AGRICULTURAL ZONING DISTRICT,
AN EXPANSION OF AN EXISTING REGISTERED ANIMAL
FEEDLOT CAPABLE OF HOUSING
1,062 ANIMAL UNITS (3,540 HEAD OF FINISHING PIGS
WEIGHING 55 TO 300 POUNDS)**

**NAME: BORGMEIER FINISHING SITE
SCOTT AND CORALEE BORGMEIER – OWNERS
MARK PERKINS - APPLICANT**

Subject: Conditional Use Permit Application #17023

Applicant: MARK PERKINS

Property Owner: SCOTT AND CORALEE BORGMEIER

Location: NW1/4 OF SECTION 34, CLEVELAND TOWNSHIP

Existing Zoning: A- AGRICULTURAL

Date of Hearing: APRIL 13, 2017

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 Board member on February 22, 2017.

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.

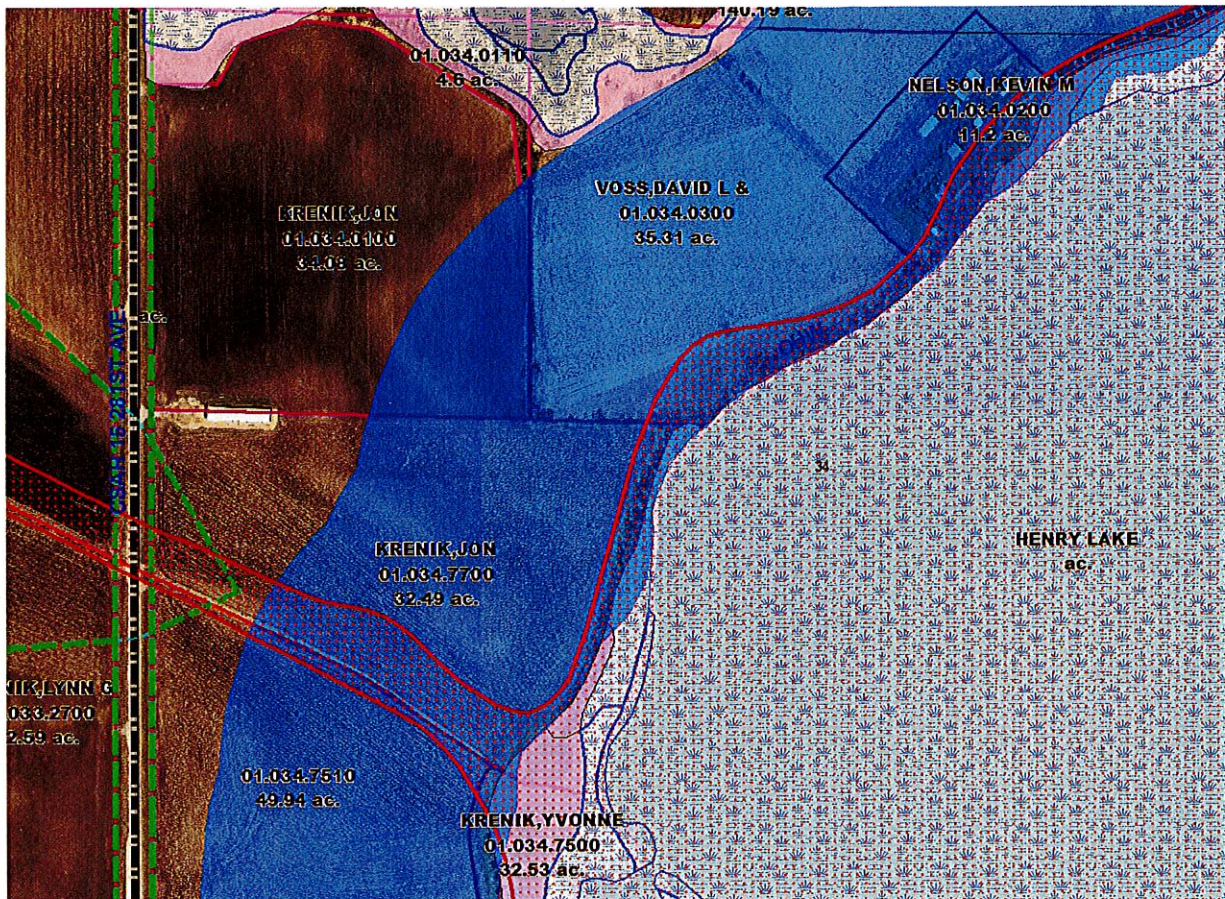
Policy: The County will protect the best of its agricultural land as a resource for long term agricultural use.

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.

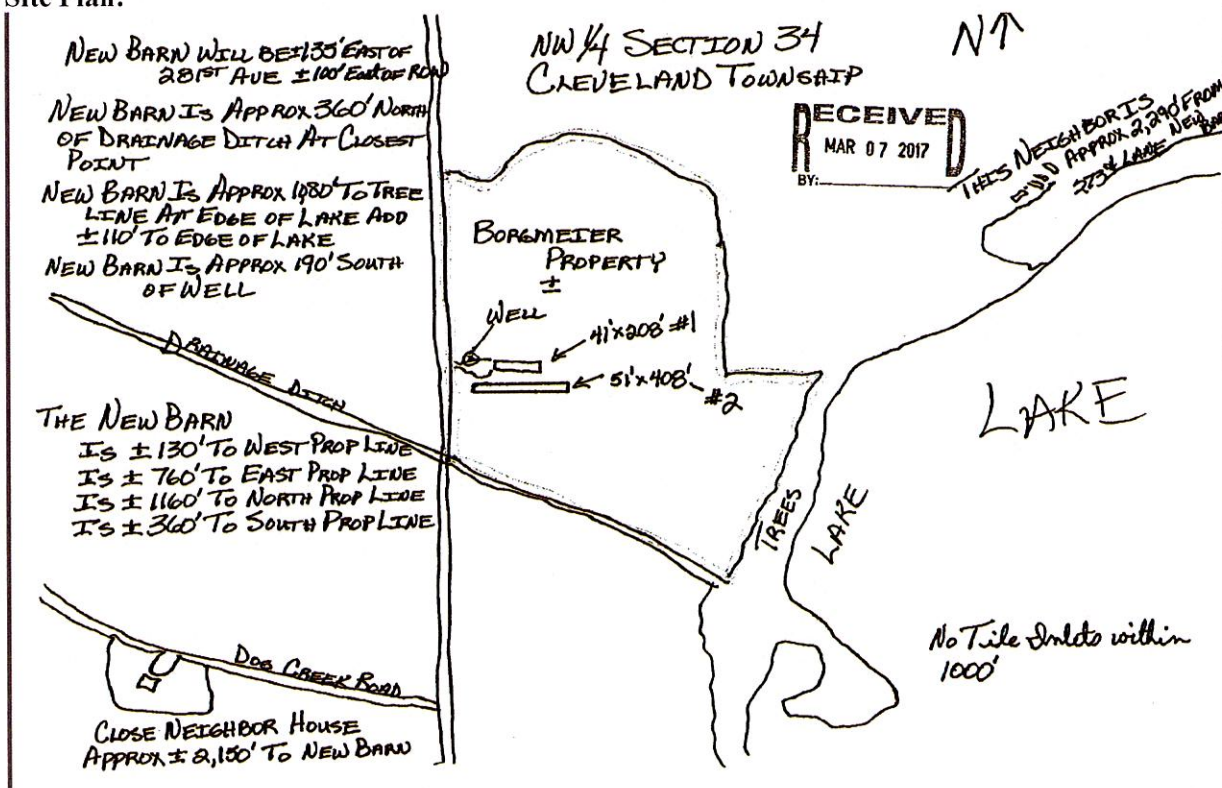
Site Information:

The existing registered animal feedlot is located on parcels in the NW ¼ of Section 34, Cleveland Township. The site is located off 281st Street-County Road 15.

Aerial Photo:



Site Plan:



Surrounding Land Uses:

The predominant use of the surrounding land is

North: Ag **South:** Ag/Flood Fringe Overlay (County Ditch 58)
East: Ag/Special Protection (Lake Henry)/Wetlands **West:** Ag/Flood Fringe Overlay (County Ditch 58)

Shoreland: The existing registered animal feedlot and the proposed structure are not located within the Shoreland Zoning District.

Wetlands: Wetlands are located in the quarter section where the existing registered animal feedlot and proposed structure will be located.

Request:

The applicant is requesting to expand the existing registered animal feedlot from 400 animal units or 1,000 head of finishing pigs to 1,062 animal units or 3,540 head of finishing pigs. See attached narrative from the applicant.

Minnesota Pollution Control Agency (MPCA) Application Submittal Process:

The applicant is requesting to house 3,540 head of swine finishing pigs weighing 55 to 300 pounds or 1,062 animal units. A site that is capable of housing more than 1,000 animal units is required to apply for a National Pollutant Discharge Elimination System Permit (NPDES) or State Disposal System Permit (SDS). The MPCA issues these permits.

Animal Feedlot Permit Application:

The applicant's permit application was received by the county feedlot officer on February 2, 2017 and was comprised of:

1. National Pollutant Discharge Elimination System (NPDES) Permit Application for General Coverage: The animal feedlot owner is required to apply for either an NPDES or State Disposal System (SDS) permit because the owner is requesting to house over 1,000 animal units.
 - a. Air Emissions and Odor Management Plan is part of the NPDES permit application form.
2. Manure Management Plan Requirements When Ownership of Manure is Transferred. Mr. Borgmeier will be transferring 100% of the manure generated to cropland managers in Le Sueur County. There are signed land application agreements between the parties on file with the Department (approximately 433 acres available for land application).
 - a. Animal Mortality Plan is part of the Manure Management Plan. The primary method will be rendering of animal mortalities.
3. Soils Investigation and Liquid Manure Storage Structure Plans prepared and signed by Jason E. Hoehn, a design engineer with I & S Group.
4. An Emergency Response Plan.

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* March 15, 2017 edition.

MPCA staff has

1. Reviewed the application, and a staff engineer has reviewed the liquid manure storage structure plans.
2. Has issued a permit notice for thirty (30) days that is posted on its website in which the public has an opportunity to comment (public comment period ends on April 14, 2017).

County Requirements:

Expansion of an existing registered animal feedlot, in an Agricultural Zoning District, may expand up to 3,000 animal units through the Conditional Use Permitting process.

- The applicant is requesting to expand the existing registered animal feedlot from 400 animal units or 1,000 head of finishing pigs to 1,062 animal units or 3,540 head of finishing pigs.

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 parcels on which the expansion of the existing registered animal feedlot are 62.82 acres.

The site meets or exceeds the following requirements for the expansion of the existing registered animal feedlot in an Agricultural Zoning District.

- The proposed feedlot total confinement building and liquid manure storage structure are not
 - Within 1,000 feet of a lake or within 300 feet of a stream;
 - Located within a delineated floodplain;
 - Located within 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** total confinement building and liquid manure storage structure.
 - The well required setback is 100 feet. The proposed total confinement building and liquid manure storage structure will be 190 feet from the well;
 - The property line required setback is 100 feet. The proposed total confinement building and liquid manure storage structure to the:
 - North Property Line is approximately 1000 feet;
 - East Property Line is approximately 1,050 feet;
 - South Property Line is approximately 300 feet; and
 - West Property Line or Road Right-of-Way is approximately 135 feet.
 - The cemetery required setback is 500 feet. There is no cemetery within 500 feet of the proposed total confinement building and liquid manure storage structure; and
 - A school, park, golf course, licensed campground, or residential zoning district required setback is 1,000 feet. There are no schools, parks, golf courses, licensed campgrounds, or residential zoning district within 1,000 feet of the proposed total confinement building and liquid manure storage structure.

Existing and Proposed Animal Feedlot Structures:

- The existing total confinement building measures 41 feet by 208 feet and houses 1,000 head of finishing pigs weighing 55 to 300 pounds. Mr. Borgmeier is proposing to house 1,060 head of

finishing pigs weighing 55 to 300 pounds in this structure. This total confinement structure was constructed in 1998.

- The existing liquid manure storage structure measures 41 feet by 208 feet by 8 feet with a volume of approximately 41 feet by 208 feet by 6.5 feet or 415,000 gallons. This liquid manure storage structure was constructed in 1998.
- The proposed total confinement building will measure 51 feet by 408 feet and will house 2,480 head of finishing pigs weighing 55 to 300 pounds.
- The proposed liquid manure storage structure will measure 51 feet by 408 feet by 8 feet with a volume of approximately 51 feet by 408 feet by 6.75 feet or 1,025,275 gallons. The Le Sueur County Zoning Ordinance requires twelve (12) months of storage. Per the design engineer, the liquid manure storage structure will have twelve (12) months of storage. The liquid manure storage structure plans were reviewed and found to be complete by a Minnesota Pollution Control Agency (MPCA) Feedlot Staff Engineer.

Manure Management Plan:

The manure management plan requirements when ownership of manure is transferred has been submitted to and reviewed by MPCA Feedlot and 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. In addition, all liquid manure shall be injected or incorporated within twenty-four (24) hours.

All of the manure generated from the animal feedlot site will be transferred to county cropland managers. Mr. Borgmeier has signed land application agreements with the cropland managers for approximately 433 acres. The copies are on file in the office of the Le Sueur County Feedlot Officer. The manure will be injected or incorporated within twenty-four (24) hours. The manure will be analyzed for nitrogen, phosphorus, and potassium content annually. The manure will be applied annually during the months of October and November, and if necessary, during the months of March or April. The Department will work with the cropland managers regarding the county's setbacks to sensitive features during application and the record keeping requirements. Per the NPDES Permit, land application records shall be submitted in an annual report to the MPCA.

Odor Control:

An Air Emissions and Odor Management Plan has been submitted to and reviewed by MPCA Feedlot and 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 MPCA Feedlot and Department staff 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, Minnesota Rules, Chapter 7020, and its NPDES Permit. Any deviation may necessitate modification of its Conditional Use Permit and/or NPDES Permit.
2. Per Minnesota Rules, Chapter 7020.2100, subpart 5, notification shall be made to the MPCA and the Department three (3) business days prior to onset of construction and three (3) business days following completion of construction of the manure storage area liner (prior to backfilling the pit walls).

3. Per Minnesota Rules, Chapter 7020.2100, subpart 5.D, the animal feedlot owner shall submit a construction report to the MPCA and the Department within sixty (60) days of the completion of the manure storage structure.
4. Per Minnesota Rules, Chapter 7020.2100, subpart 6, the animal feedlot owner shall have inspections completed during the construction that comply with this subpart.
5. All animal manure from the operation shall be utilized in accordance to its Manure Management Plan.
6. Animal mortalities 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?*

Le Sueur County

Conditional Use Application

I. Applicant:

Name MARK PERKINS
Mailing Address 28717 - 440th STREET
City CLEVELAND State MIN Zip 56017
Phone # 507-381-8644 Phone # _____

II. Landowner:

Name SCOTT & CORRALEE BORGMEIER
Mailing Address 61888 NATURE ROAD
City MADISON LAKE State MIN Zip 56063
Property Address 45267 - 281st AVE
City CLEVELAND State MIN Zip 56017
Phone # 507-381-1986 Phone # _____

III. Parcel Information:

Parcel Number 01.034.0100 Parcel Acreage 66.57
01.034.2700
Attach Full Legal Description (NOT abbreviated description from tax statement)
Township CLEVELAND Section 34
Subdivision _____ Lot _____ Block _____

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

CLEVELAND Township notified on 2/27/17
(Township Name) (Date)

Board Member Susan FLY regarding the proposed use.
(Name) 507 931 5907

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- 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

VII. Type of Request:

- | | |
|--|--|
| <input type="checkbox"/> Self Service Storage | <input type="checkbox"/> Value Added Agriculture |
| <input type="checkbox"/> School/Church/Cemetery | <input type="checkbox"/> Antique Sales/Service/Repair |
| <input type="checkbox"/> Retail Nursery/Greenhouse | <input type="checkbox"/> Substation/Transmission Lines etc. |
| <input type="checkbox"/> School/Church/Cemetery | <input checked="" type="checkbox"/> Other <u>FEEDLOT EXPANSION</u> |

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 x 7 x 365 Days per Year
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: 1 Person on a daily basis. 2 People as needed.
3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: ON-Site Well
 - ii. Toilet facilities: None
 - iii. Solid Waste Collection: REMOVED as needed
4. FIRE PREVENTION: CLEVELAND FIRE DEPT.
5. SECURITY PLANS: SECURITY ALARM IN BUILDING
6. RETAIL SALES: N/A
7. FOOD OR ALCOHOL SERVED OR FOR SALE: N/A
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.) N/A
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC: N/A
10. EXTERIOR LIGHTING: Limited to Security lights on Barn.
11. PARKING AND LOADING: On Site West of Barns
12. SIGNAGE: N/A
13. ROAD ACCESS: (Approved by the road authority) Existing from 281ST Ave
14. CERTIFICATE OF INSURANCE: IN FORCE
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS: (For example additional licensing and/or permitting) MPCA PERMIT IN PROCESS

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

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

- ☐ a. **Description of Request**-See Part VIII for full details and requirements.
- ☐ b. **Site Plan**-See Part IX for full details and requirements.
- ☐ c. **Full legal description**-Not abbreviated description from tax statement.
- ☐ d. **Access approval**-Attach approval in writing from proper road authority.
- ☐ 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 findings 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.

Applicant signature

3/6/17

Date

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.

Property Owner signature

3/6/17

Date

OFFICE USE ONLY

Request:

Pre-App Date <u>3/7/17</u>	Lake Classification <u>—</u>	Feedlot	500'	1000'	N
Meeting Date <u>4/13/17</u>	Lake <u>—</u>	Wetland Type	1-2	3-8	N
60 Day <u>5/1/17</u>	FEMA Panel # <u>27079C0265</u>	Water courses		<u>Y</u>	<u>N</u>
Zoning District <u>A</u>	Flood Zone <u>Xoutside</u>	Bluff		<u>Y</u>	<u>N</u>
<input checked="" type="checkbox"/> Request Description	<input checked="" type="checkbox"/> Access Approval <u>-Ext.</u>	<input type="checkbox"/> Septic	Comp Insp / Design		
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Erosion Control Plan	<input checked="" type="checkbox"/> Meeting	Reg / ATF / Spec		
<input checked="" type="checkbox"/> Full Legal	<input type="checkbox"/> Blue Prints	<input type="checkbox"/> Fee	\$ <u>796.00</u>		
<input type="checkbox"/> Ordinance	<input type="checkbox"/> Other <u>—</u>	<input type="checkbox"/> Penalty	\$ <u>—</u>		

☒ Application Complete

Planning & Zoning Department Signature

3/7/17

Date

17023

Permit #

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17023

Applicant: MARK PERKINS

Land Owner: SCOTT AND CORRALEE BORGMEIER

Conditional Use Permit Request: To allow the applicant to expand an existing 400 AU hog operation to 1062 AU

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

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.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

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

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	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 meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

January 30, 2017

Scott & Corralee Borgmeier

They own 66 acres of land in the NW ¼ of Section 34 in Cleveland Township of Le Sueur County with an existing 1,000 head 41' x 208' x 8' Total Confinement Swine Finishing barn with site access from 281st Ave.

The Borgmeier's are proposing to add a new 2,480 Head Total Confinement Swine Finishing barn to this Feedlot site.

The Proposed New Total Confinement barn would be 51' x 408' x 8' for 2,480 head of Finishing pigs and provide manure storage for about 13 months. The new finishing barn would be located approximately 100' directly South of the Existing Finishing Barn. This new barn would be approximately 135' East of 281st Ave. The closest part of the new barn would be approximately 375' from the Drainage Ditch along the South Edge of the Borgmeier property. The East end of the Barn will be approximately 1,080' from the West edge of the Trees on the East side of the property along the Lake. The NE corner of the new barn will be approximately 760' from the East Property Line where the PL turns North. The new Barn will be approximately 1,160' from the closest point of the North Property Line. The existing well on this site will be approximately 190' from the closest point of the new barn.

The site if completed as proposed would require 1 to 2 people to care for the pigs on a twice daily schedule with visits in the morning and again in the afternoon. On average for the complete growth cycle of the pigs this site will have approximately 2 semi-loads of feed delivered per week. All traffic associated with the Borgmeier Finishing site will have enough on-site parking and truck access around the barns so there should be no traffic disruption on 281st Ave. Mortalities will continue to be picked up and removed from the site as need by a rendering company. Garbage and discarded materials will be removed from the site as needed. If the volume of refuse warrants a dumpster service will be hired to service this site.

The impervious surface of the existing barn 8,528 and the proposed new barn 20,808 will total approximately 29,500 square feet. The truck access, loading area and parking areas on the West side of the barns will be approximately 30,500 square feet. The total lot size for this proposed site will be approximately 250,000 square feet.



March 1, 2017



The Feedlot owned by Scott & Corralee Borgmeier located in NW ¼ of Section 34 in Cleveland Township of Le Sueur County is proposing to expand and all Swine Finishing Facilities/Barns are rented to:

Mark Perkins
28717 – 440th Street
Cleveland, MN 56017
507-381-8644

Mark Perkins owns the pigs at these facilities and retains ownership of the manure produced at these facilities.

A handwritten signature in dark ink, appearing to read "Scott Borgmeier". The signature is fluid and cursive, with a long horizontal stroke at the end.

A handwritten signature in dark ink, appearing to read "Corralee Borgmeier". The signature is cursive and somewhat stylized.

March 1, 2017

Notice is hereby given per Minnesota Statutes, Chapter 215, and county's feedlot ordinance, Chapter 5, that Scott & Corralee Borgmeier have made an application to the Minnesota Pollution Control Agency / County of Le Sueur for a permit to expand an existing feedlot.

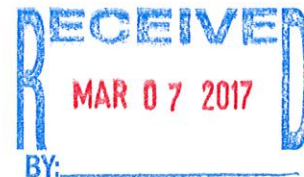
The existing feedlot is located in the NW ¼ of Section 34 in Cleveland Township, Le Sueur County, Minnesota. The existing total confinement barn is 41' x 208' and holds 1,000 pigs from 12 pounds to 270 pounds or 400 animal units. This barn also has an 8' deep below barn manure storage for approximately 13 months of manure. This barn will be reconfigured internally to hold 1,040 pigs or 416 animal units. The proposed new barn will be 51' by 408' and will hold 2,480 pigs from approximately 12 pounds until 270 pounds for a total of 744 animal units. The proposed new barn will be a total confinement barn with a 51' x 408' x 8' below barn concrete manure storage pit under the barn for 13 months of storage. The total number of animal units on this site after building the new barn and internal modifications of the existing barn will be 1160.

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.

Estimated timeframe of construction:
Estimated timeframe of occupancy:

April – July 2017
August - October 2017

Sincerely,



Scott & Corralee Borgmeier
61888 Nature Road
Madison Lake, MN 56063

Borgmeier Finishing

NW 1/4 Section 34
Cleveland Township

41' x 208' Existing
51' x 408' Proposed

Well



NEW BARN WILL BE $\pm 135'$ EAST OF
281ST AVE $\pm 100'$ EAST OF ROAD

NEW BARN IS APPROX 360' NORTH
OF DRAINAGE DITCH AT CLOSEST
POINT

NEW BARN IS APPROX 180' TO TREE
LINE AT EDGE OF LAKE ADD
 $\pm 110'$ TO EDGE OF LAKE
NEW BARN IS APPROX 190' SOUTH
OF WELL

THE NEW BARN
IS $\pm 130'$ TO WEST PROP LINE
IS $\pm 760'$ TO EAST PROP LINE
IS $\pm 1160'$ TO NORTH PROP LINE
IS $\pm 360'$ TO SOUTH PROP LINE

CLOSE NEIGHBOR HOUSE
APPROX $\pm 2,150'$ TO NEW BARN

NW 1/4 SECTION 34
CLEVELAND TOWNSHIP

N ↑



THIS NEIGHBOR IS
APPROX 2,150' N
OF PROPERTY

BORMETER
PROPERTY

WELL

41' x 208' #1

51' x 408' #2

#2

TREES
LAKE

LAKE

No Tile Smells within
1000'

#1 Neighbor to SW on Dog Creek Rd $\pm 2152'$
#2 Neighbor $\pm 2730'$

#3 Neighbor to North on 281ST Ave $\pm 2420'$

#4 Neighbor to North West off 440th Street $\pm 2400'$

#5 Neighbor to North East on 273rd Lane $\pm 2295'$

#6 Neighbor to East North $\pm 4670'$

#7 Neighbor to SE along Lake $\pm 2830'$

#8 Neighbor SE along Lake $\pm 4130'$



375' to South Property Line

1080' to Tree Line by Lake

760' to Corner East Prop Line

1160' to North Prop Line

135' to West Prop Line