



Le Sueur County, MN

Thursday, February 21, 2019

Regular Session

Item 2

Camas Packet

Staff Contact: Joshua Mankowski or Michelle Mettler

ATF VARIANCE STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Camas Inc.

911 ADDRESS: 40463 261st Ave, Le Center, MN

ATF VARIANCE REQUEST: To allow the applicant to install a 10,000-gallon wastewater tank 4 feet from the State Highway 99 road Right-of-Way (ROW).

ATF VARIANCE NUMBER: 19007

PARCEL NUMBER: 01.001.0400

SITE INFORMATION

LOCATION: Part of the SW/NW and the NW/SW, Section 1, Cleveland Township

ZONING & PURPOSE: Agriculture

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.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 makes reference to water quality.

GOAL #3: Improve water quality in Le Sueur County.

Objective 1: The County will undertake actions to help protect groundwater as well as surface water features.

GENERAL SITE DESCRIPTION: 4.77-acre parcel, existing building, rural ag business

ACCESS: Existing access off State Highway 99 and an existing access off 261st Ave (County Road 112).

BACKGROUND INFORMATION

The property is a triangular-shaped 4.77-acre parcel in an Ag district, between two roads, with existing buildings located on the site, existing access to County Road, existing access to State Highway. Originally the site was McCabe Tiling, a permitted use in the Ag district. In 2005 a Conditional Use Permit (CUP) was approved for Agri-Polymerix to operate a production facility to include warehouse and office space. A large addition was constructed to the existing building and a new septic system was installed. In 2008 a CUP was approved for Fantini North America LLC to operate an Ag Machinery sales and service to include a paint shop and office space. Both CUP's have since expired for lack of use. A Conditional Use Permit was approved by the County Board on May 22, 2018 for a Value-Added Ag use. Camas is using the existing structures, with some interior modifications, and existing septic system. A new Industrial By-Product (IBP) tank was be stalled for processing waste, requiring the (ATF) Variance to deviate from road ROW setback.

ATTACHMENTS

Application, Written Detail of Request, Survey, Surveyor Certification, Aerial photo, Findings of Fact, MPCA letters

STAFF FINDINGS

Staff findings per Le Sueur County Ordinance, the following findings have been developed for this request:

- | | | | | |
|-------------------------------------|-----------------|------------------|--------------------------|--------------|
| 1. ATF Variance: | Request: | Required: | Ordinance: | Page: |
| a. Accessory structure to road ROW: | 4 feet | 85 feet | Section 8, Subdiv.5.B.1. | 8-7 |
2. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
 3. A Variance may be granted only where the strict enforcement of the official controls will result in a **practical difficulty**.
 4. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
 5. A determination that a practical difficulty exists upon the consideration of the **findings of fact**.

CONSIDERATIONS

1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. The granting of the application will not be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
 - c. Consider sewage treatment and water supply capabilities or constraints of the lot and shall deny the variance if adequate facilities cannot be provided.

CONDITIONS

1. In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted.
2. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.
3. *If approved*, construction must be completed prior to the Variance expiration, Section 22; Subdivision 7.
4. *If approved*, a **zoning permit** must be purchased prior to starting construction, Section 26.
5. **Extension** must be requested 30 days prior to Variance expiration, Section 22; Subdivision 7.

VARIANCE

LE SUEUR COUNTY PLANNING AND ZONING
BOARD OF ADJUSTMENT
88 SOUTH PARK AVENUE
LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 1/23/2019 PERMIT NUMBER: 19007 FEE: \$0.00 2746.00
60 DAY RULING DATE: 3/24/2019 911: 40463 261ST AVE, LE CENTER
APPLICANT: CAMAS LAND OWNER: CAMAS
ADDRESS: PO BOX 10 ADDRESS: PO BOX 10
CITY: LE CENTER CITY: LE CENTER
STATE: MN ZIP: 56057 STATE: MN ZIP: 56057
PHONE: 507-357-4929 PHONE: 507-357-4929

TOWNSHIP: CLEVELAND PARCEL NO: 01.001.0400
SEC: 1 SUBDIV: NA
TWP: 110 LOT: NA ZONE: A
RANGE: 25 BLOCK: NA FEMA PANEL # 27079C0260D
Q/Q: NW & S ROAD: CR/ST HWY FLOOD ZONE: X OUTSIDE

I (We), the undersigned, owner(s) and/or applicant of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a variance, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for Requested Variance:

TO ALLOW AN AFTER-THE-FACT VARIANCE FOR A 10,000 GALLON WASTEWATER TANK 4 FEET FROM STATE HIGHWAY 99 ROAD RIGHT-OF-WAY.

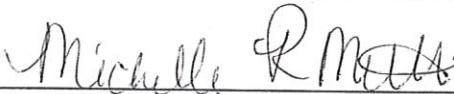
2.) Reasons for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Variance:

RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD:


APPLICANT/PROPERTY OWNER

1-23-19
DATE


LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY

1/23/19
DATE

** FEES ARE NON-REFUNDABLE **

ON-SITE TOUR DATE: 2/21/2019	
PUBLIC HEARING DATE: 2/21/2019	ACTION: _____
<input type="checkbox"/> AS WRITTEN	<input type="checkbox"/> WITH CONDITIONS

BOARD OF ADJUSTMENT CHAIRMAN

DATE

BUILDING SITE MUST BE STAKED OUT THE MONDAY PRIOR TO THE MEETING
OR THE APPLICATION WILL BE TABLED.

VARIANCE FINDINGS OF FACT

Name of Applicant: CAMAS

Variance # 19007

Variance Request: TO ALLOW AN AFTER-THE-FACT VARIANCE FOR A 10,000 GALLON WASTEWATER TANK 4 FEET FROM STATE HIGHWAY 99 ROAD RIGHT-OF-WAY.

- A. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- B. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- C. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- D. It is the responsibility of the applicant / landowner to prove evidence that a practical difficulty exists.
- E. A determination that a practical difficulty exists upon the consideration of the following criteria.

Y N 1. Does the property owner propose to use the property in reasonable manner?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

Y N 2. Is the alleged practical difficulty unique to the property?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

Y N 3. Were the circumstances causing the practical difficulty created by someone other than the applicant / landowner?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

Y N 4. Will the issuance of the Variance maintain the essential character of the locality?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

Y N 5. Does the alleged practical difficulty involve more than economic considerations?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

F. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls.

Y N 6. Is the Variance consistent with and supported by the statement of purposes, policies, goal and objectives in the Ordinance?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

Y N 7. Is the Variance consistent with the Comprehensive Plan?

Jim M		John W		Jeanne D		Colin H		Fritz C		Majority	
-------	--	--------	--	----------	--	---------	--	---------	--	----------	--

Explain _____

G. IF ALL THE ANSWERS ARE "YES", THE CRITERIA FOR GRANTING THE VARIANCE HAVE BEEN MET.

ACTION: () APPROVE () DENY

CONDITIONS: _____

Applicant response to conditions: Agree () Disagree ()

Reasons: _____

Board of Adjustment Chairman _____

Date _____

After-The-Fact Variance Application

I. Applicant:

Name CAMAS, INC.
 Mailing Address PO Box 10
 City Le Center State MN Zip 56057
 Phone # 507-357-4929 Phone # _____

II. Land Owner:

Name CAMAS, Inc.
 Property Address 40463 261st Ave
 City Le Center State MN Zip 56057
 Phone # 507-357-4929 Phone # _____

III. Parcel Information:

Parcel Number 01.001.0400 Parcel Acreage 4.77
 Township 110N Section 1
 Subdivision NA Lot NA Block NA

Full Legal Description must be attached.

(Full legal description can be found on deed, not abbreviated legal description from tax statement).

IV. Variance Request: List requested alternative to development standard(s).

To have an underground storage tank that meets MPCA regulations. The tank cannot meet the setback requirement for an accessory structure, of 85' from the right of way on highway 99. 4' to ROW

V. Description of Request:

a. A full written description of the proposed variance request with detailed information must be attached. -mrm

VI. Township Notification:

Township must be notified prior to application. (County Commissioners are not the Township Board.)

Cleveland Township notified on 1-22-19
 (Township Name) (Date)

Board Member Pat McCabe regarding the proposed request.
 (Name)

VII. Site Plan - Shall be a Certificate of Survey to include, but not limited to:

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Lot Dimensions
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Well
- Septic System
- Proposed Structures
- Existing structures - *Within and adjacent to project area.*
- Location of trees to be removed - *Shoreland Districts.*
- Access
- Easements

• Impervious Surface

- Required for *Shoreland, Business, & Industrial Districts.*
- Itemized current & proposed impervious surfaces to include total percentages.
- Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*

*Site shall be physically staked, *then* surveyed.

*Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.

*Stakes must remain in place until construction commences.

VIII. Practical Difficulty:

- a. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls and are consistent with the comprehensive plan.
- b. A Variance may be granted only where the strict enforcement of the official control will result in a practical difficulty.
- c. It is the responsibility of the applicant and/or landowner to prove evidence that a practical difficulty exists.
- d. A determination that a practical difficulty exists upon the consideration of the following criteria:

1. Describe how the ATF Variance request is reasonable compared to the ordinance requirements being varied from.

The request is reasonable in order for the tank to comply with MPCA permits

2. What are the unique circumstances of this property that prevent compliance with the Zoning Ordinance that will result in a practical difficulty?

This is the only location an underground tank could go on the property, with respect to property lines and well.

3. Describe how the unique circumstances causing the practical difficulty were created by someone other than the applicant/landowner.

The MPCA has setbacks outlined in SDS permit, table 9

4. How will the request maintain the essential character of the locality?

The landscape will be the same

5. Does the alleged practical difficulty involve more than economic considerations?

Yes, regulatory reasons.

6. Is the request consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?

Yes

7. Describe how the request is consistent with the Comprehensive Land Use Plan.

We had to comply with MPCA

8. Describe the properties current, and any proposed, onsite sewage treatment and water capabilities.

Current SSIS is compliant, last inspection 4-30-18, and checked reading 1-2-19. TBP will be stored in underground tank and will follow SDS permit.

9. Explain why this request is the minimum variance amount to afford relief.

We had to comply with MPCA, only location available

10. Explain how the applicant/landowner acted in good faith to obtain a Variance or comply with the applicable requirements prior to commencing work?

Construction timeline did not allow for time for a variance

11. Describe how the applicant/landowner attempted to comply with the Ordinance by obtaining the proper permits prior to commencing work?

We did complete permit application, construction timeline did not allow time for variance.

IX. Attachments shall include but not limited to:

- | | |
|--|--|
| <input type="checkbox"/> a. Site Plan- survey | <input type="checkbox"/> e. Floor plans and/or blue prints (<i>For structures</i>) |
| <input type="checkbox"/> b. Surveyor Certification | <input type="checkbox"/> f. Septic System Compliance Inspection |
| <input type="checkbox"/> c. Access approval | <input type="checkbox"/> g. Erosion control plan |
| <input type="checkbox"/> d. Full legal description | <input type="checkbox"/> h. Description of request |

X. Quantities and Submittal Formats:

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. **Ten (10)** copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance: \$ 600
Filing Fee: \$ 46

Variance for Clusters: \$ 600 + \$200 per household
Filing Fee: \$ 46

Additional Fees:

Special Meeting: \$1,200
After-The-Fact meeting fee: Doubled + After-The-Fact Penalty.
After-The-Fact Penalty: \$1,500 OR 10% of the improvement, whichever is greater.

Fees must be paid at the time of application, cannot be accepted by mail, and are non-refundable. Cash or check. Credit cards will not be accepted.

XII. Procedure: See Section 22 of the Zoning Ordinance for full details.

- a. Pre-application meeting is recommended prior to making application to ensure submittal completion. **Appointment is necessary.**
- b. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. **Appointment is necessary.**
- c. All required information must be correct and submitted **at the time of application.** or the application will not be accepted.
- d. Fees **will not** be accepted by mail and must be paid at the time of application.
- e. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- f. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.

- g. The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.
- h. The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- i. The applicant or representative must appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- j. The Board of Adjustment has the authority to request additional information or designate conditions.
- k. The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allow any use that is prohibited in the Zoning District in which the property is located.
- l. The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- m. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- n. A zoning permit is required prior to starting construction however zoning permits will not be available the day of the Board of Adjustment meeting. Zoning permit application must be approved prior to obtaining a zoning permit.

XIII. 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.

Michelle H. Ashman
Applicant signature

1-23-19
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.

Michelle H. Ashman
Landowner signature

1-23-19
Date

OFFICE USE ONLY

Date received <u>1/23/19</u>	Present Zoning Classification <u>A</u>	Feedlot within 500' 1000' <u>(N)</u>
Meeting date <u>1/23/19</u>	Lake Classification <u>/</u>	Erosion Control Plan <u>(Y)</u> <u>(N)</u>
60 Day <u>3/24/19</u>	Lake <u>/</u>	Water courses <u>Y</u> <u>(N)</u>
RFPE <u>/</u>	FEMA Panel # <u>27079C0260</u>	Bluff <u>Y</u> <u>(N)</u>
<input checked="" type="checkbox"/> Site Plan -survey	Flood Zone <u>X outside</u>	Other _____
<input type="checkbox"/> Surveyor Certificate	<input checked="" type="checkbox"/> Full legal description	<input checked="" type="checkbox"/> Septic _____
<input type="checkbox"/> Floor plans/blue prints	<input type="checkbox"/> Access approval	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Description of Request	<input type="checkbox"/> Blue Prints	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Application complete	<u>Michelle R. Ashman</u>	<input type="checkbox"/> Fee \$ <u>2740</u>
	Planning & Zoning Department Signature	<u>1/23/19</u> Date
		<u>19007</u> Permit #

01-15-16

Penalty \$1500
ATF Fee \$1200
Fee \$400
\$ 2740

Tank value \$15,000.00

4



After-The-Fact Variance Application

Concerning 40463 261st Ave., Le Center; Parcel ID # 01.001.0400

Part V of the application: A full description of request

Camas is asking for a variance for an underground storage tank. The tank is considered an accessory structure and by zoning requirements is to meet an 85' setback from the right of way on highway 99. The right of way at this location is 100'. In order to comply with the Minnesota Pollution Control industrial-by-product storage requirements the tank cannot meet this setback. This is the only location on the property the tank can be located based on separation distances put forth by the MPCA.

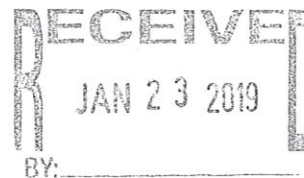
Camas, Inc. was granted a conditional use permit in May 2018 at the address of 40463 261st Avenue in Le Center, Minnesota. Camas purchased the facility on July 24, 2018. Under the CUP Camas was to apply for and operate under a State Disposal System Permit with Minnesota Pollution Control for handling waste generated from the manufacturing processes. The plan at filing of the CUP was to install a 10,000-gallon underground storage tank on the north side of the building.

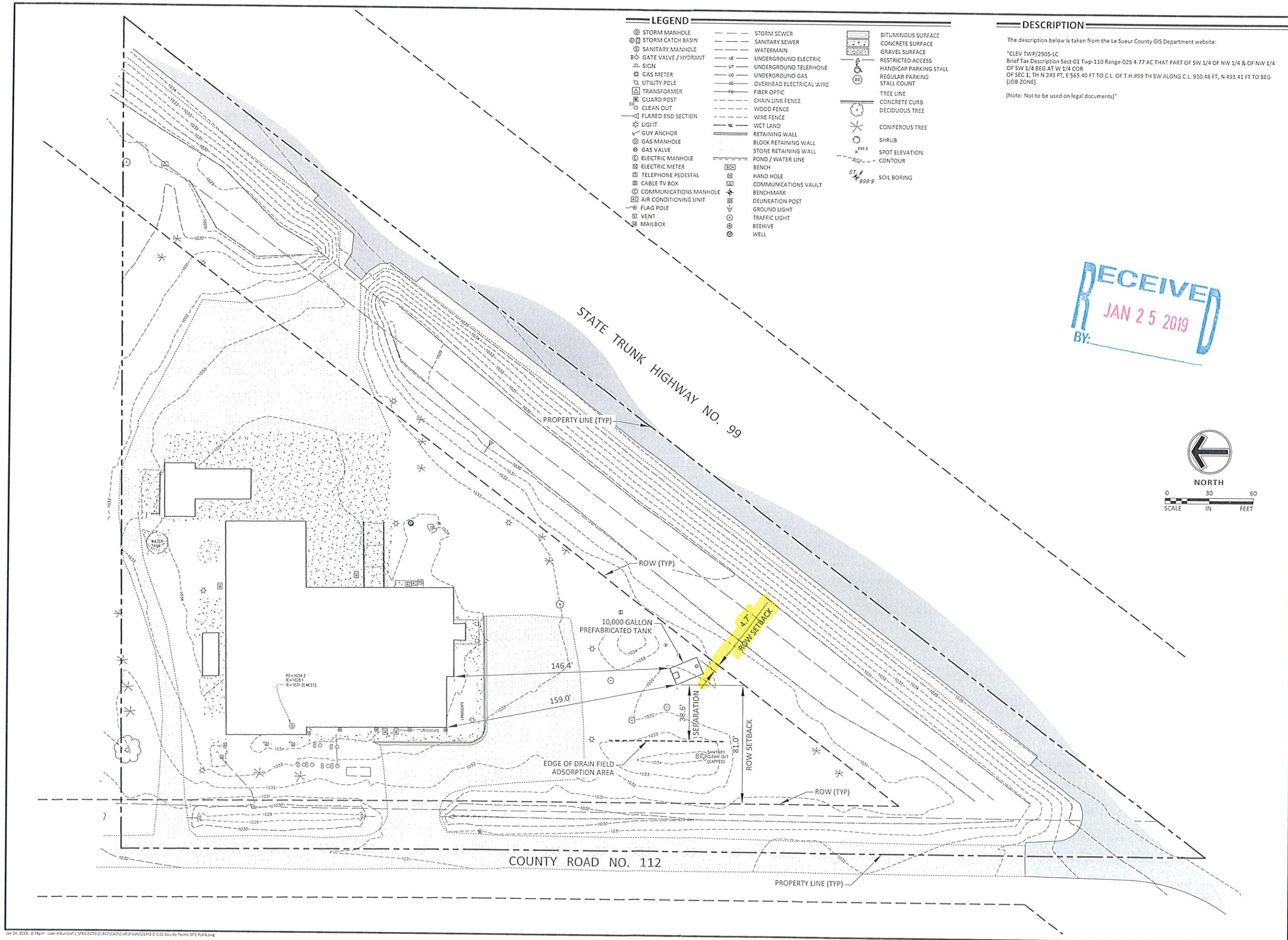
Camas began paperwork needed for the MPCA SDS permit filing in May 2018, shortly after the CUP was granted. It was quickly realized that engineers were needed to design the waste line including the interior plumbing plans and the holding tank plans. Two engineering firms, Sambatek and LKPB, agreed to design plans for permit filing with the MPCA, the Minnesota Department of Labor and Industry, and Le Sueur County.

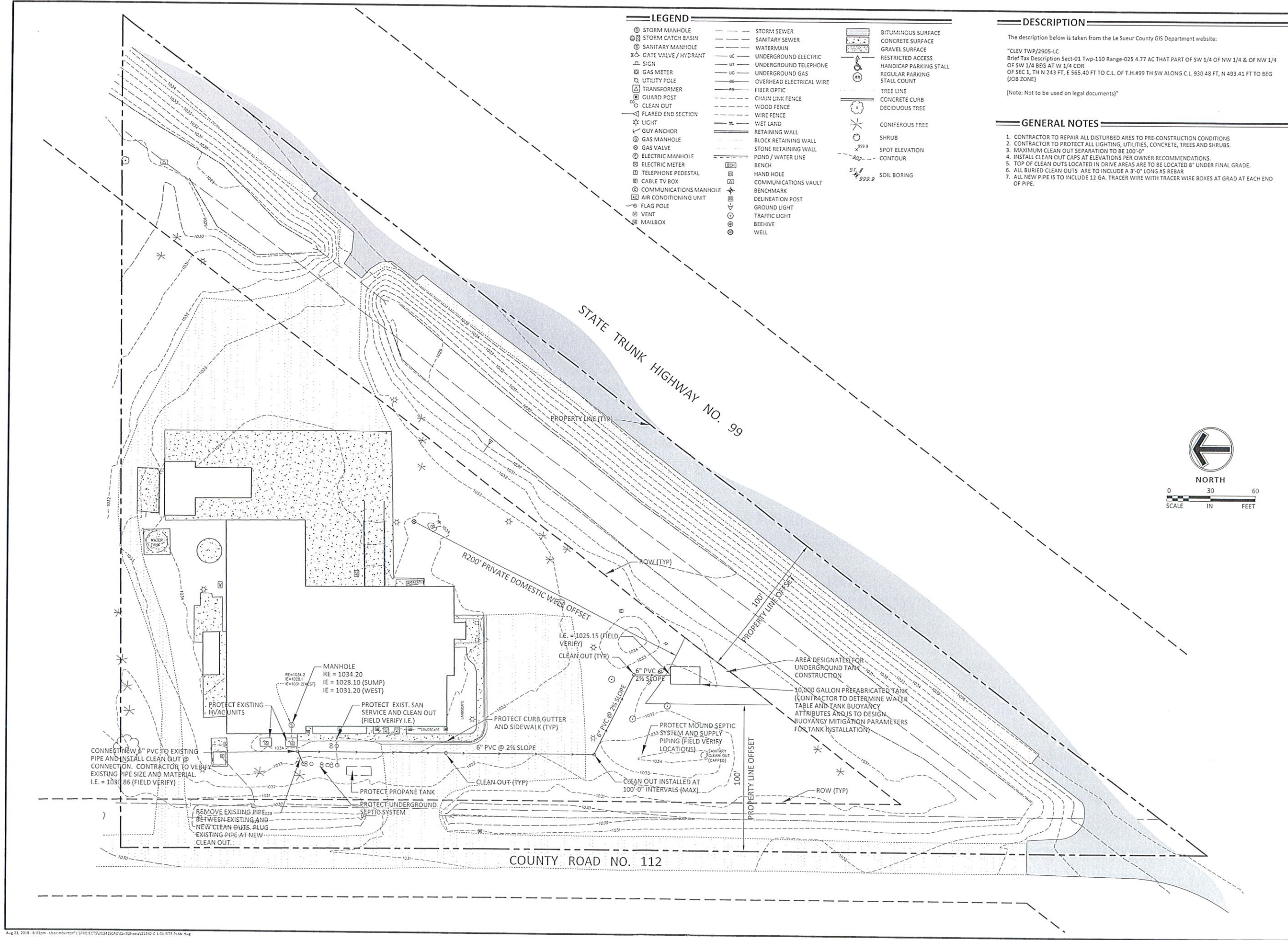
The setback for the underground tank requirements is outlined on table 9 of the MPCA general SDS permit. Camas was given a triangle on the property where the tank would meet MPCA requirement. This setback increased the cost of the project significantly but was necessary to meet the requirements of the MPCA SDS permit.

Camas, Sambatek, the tank manufacturer (Weiser concrete), the SSTS installer (James Brothers Construction) and the MPCA were in constant contact trying to meet the SDS permit requirements. An SDS permit was granted on November 15, 2018, but this was still pending tank approval. The holding tank design/plans were approved by MPCA on December 11, 2018. James Brothers Construction contacted Camas on December 14th with plans to install the tank the following week. The tank was installed on December 21, 2018 by a licensed SSTS installer, James Brothers, and with the MPCA engineer, Brian Schweiss, on site. All the tank requirements were met with respect to installation and leak testing overseen by the MPCA.

Unfortunately, where the tank must go on the property per MPCA, the tank does not meet the setback requirements from highway 99. The underground storage tank is 4.7 feet from the right of way of highway 99. With this we are asking for an after- the-fact variance. The tank is crucial to comply with the SDS MPCA permit.







LEGEND	
⊙ STORM MANHOLE	--- STORM SEWER
⊙ STORM CATCH BASIN	--- SANITARY SEWER
⊙ SANITARY MANHOLE	--- WATERMAIN
⊙ GATE VALVE / HYDRANT	--- UNDERGROUND ELECTRIC
⊙ SIGN	--- UNDERGROUND TELEPHONE
⊙ GAS METER	--- UNDERGROUND GAS
⊙ UTILITY POLE	--- OVERHEAD ELECTRICAL WIRE
⊙ TRANSFORMER	--- FIBER OPTIC
⊙ GUARD POST	--- CHAIN LINK FENCE
⊙ CLEAN OUT	--- WOOD FENCE
⊙ FLARED END SECTION	--- WIRE FENCE
⊙ LIGHT	--- WET LAND
⊙ GUY ANCHOR	--- RETAINING WALL
⊙ GAS MANHOLE	--- BLOCK RETAINING WALL
⊙ GAS VALVE	--- STONE RETAINING WALL
⊙ ELECTRIC MANHOLE	--- POND / WATER LINE
⊙ ELECTRIC METER	--- BENCH
⊙ TELEPHONE PEDESTAL	--- HAND HOLE
⊙ CABLE TV BOX	--- COMMUNICATIONS VAULT
⊙ COMMUNICATIONS MANHOLE	--- BENCHMARK
⊙ AIR CONDITIONING UNIT	--- DELINEATION POST
⊙ FLAG POLE	--- GROUND LIGHT
⊙ VENT	--- TRAFFIC LIGHT
⊙ MAILBOX	--- BEEHIVE
	--- WELL

DESCRIPTION

The description below is taken from the Le Sueur County GIS Department website:

"CLEV TWP/2905-LC
Brief Tax Description Sect-01 Twp-110 Range-025 4.77 AC THAT PART OF SW 1/4 OF NW 1/4 & OF NW 1/4
OF SW 1/4 BEG AT W 1/4 COR
OF SEC 1, TH N 243 FT, E 565.40 FT TO C.L. OF T.H.#99 TH SW ALONG C.L. 930.48 FT, N 493.41 FT TO BEG
(JOB ZONE)

(Note: Not to be used on legal documents)"

GENERAL NOTES

1. CONTRACTOR TO REPAIR ALL DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS
2. CONTRACTOR TO PROTECT ALL LIGHTING, UTILITIES, CONCRETE, TREES AND SHRUBS.
3. MAXIMUM CLEAN OUT SEPARATION TO BE 100'-0"
4. INSTALL CLEAN OUT CAPS AT ELEVATIONS PER OWNER RECOMMENDATIONS.
5. TOP OF CLEAN OUTS LOCATED IN DRIVE AREAS ARE TO BE LOCATED 8" UNDER FINAL GRADE.
6. ALL BURIED CLEAN OUTS ARE TO INCLUDE A 3'-0" LONG HS REBAR
7. ALL NEW PIPE IS TO INCLUDE 12 GA. TRACER WIRE WITH TRACER WIRE BOXES AT GRAD AT EACH END OF PIPE.



Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.6532 facsimile
Engineering | Surveying | Planning | Environmental

Client
CAMAS, INC.

Project
CAMAS - WASTEWATER

Location
40463 261ST. AVE.
LE CENTER, MN.

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.


WILLIAM DAVID WRIGHT
Registration No. 53899 Date: 08/23/2018
If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: BOW	Drawn: MJB
Approved: BOW	Book / Page:
Phase:	Initial Issue: 08/23/2018

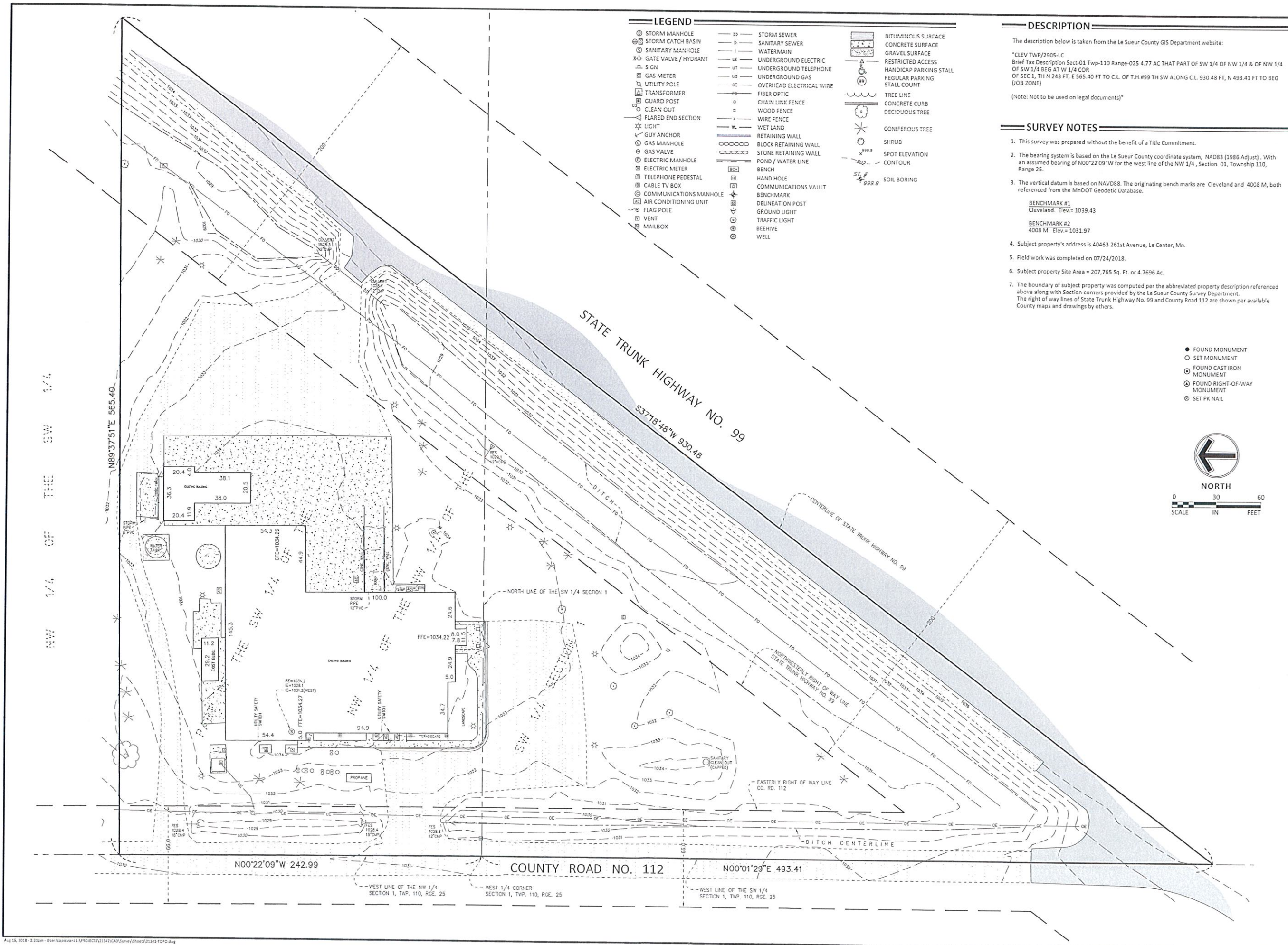
Revision History

No.	Date	By	Submittal / Revision
-----	------	----	----------------------

Sheet Title
SITE PLAN

Sheet No. Revision
1/1

Project No. 21342



Sambatek
www.sambatek.com

12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
CAMAS, INC.

Project
**CAMAS -
WASTEWATER**

Location
**40463 261ST.
AVE.**
LE CENTER, MN.

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Keith E. Dahl
Registration No. 18418 Date: 08/15/2018

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: Drawn: LCC
Approved: KED Book / Page: 1274/62
Phase: Initial Issue: 07/27/2018

Revision History

No.	Date By	Submittal / Revision

Sheet Title
**TOPOGRAPHY
SURVEY**

Sheet No. Revision
1/1

Project No. 21342

Client
CAMAS, INC.

Project
CAMAS -
WASTEWATER

Location
40463 261ST.
AVE.
LE CENTER, MN

Certification

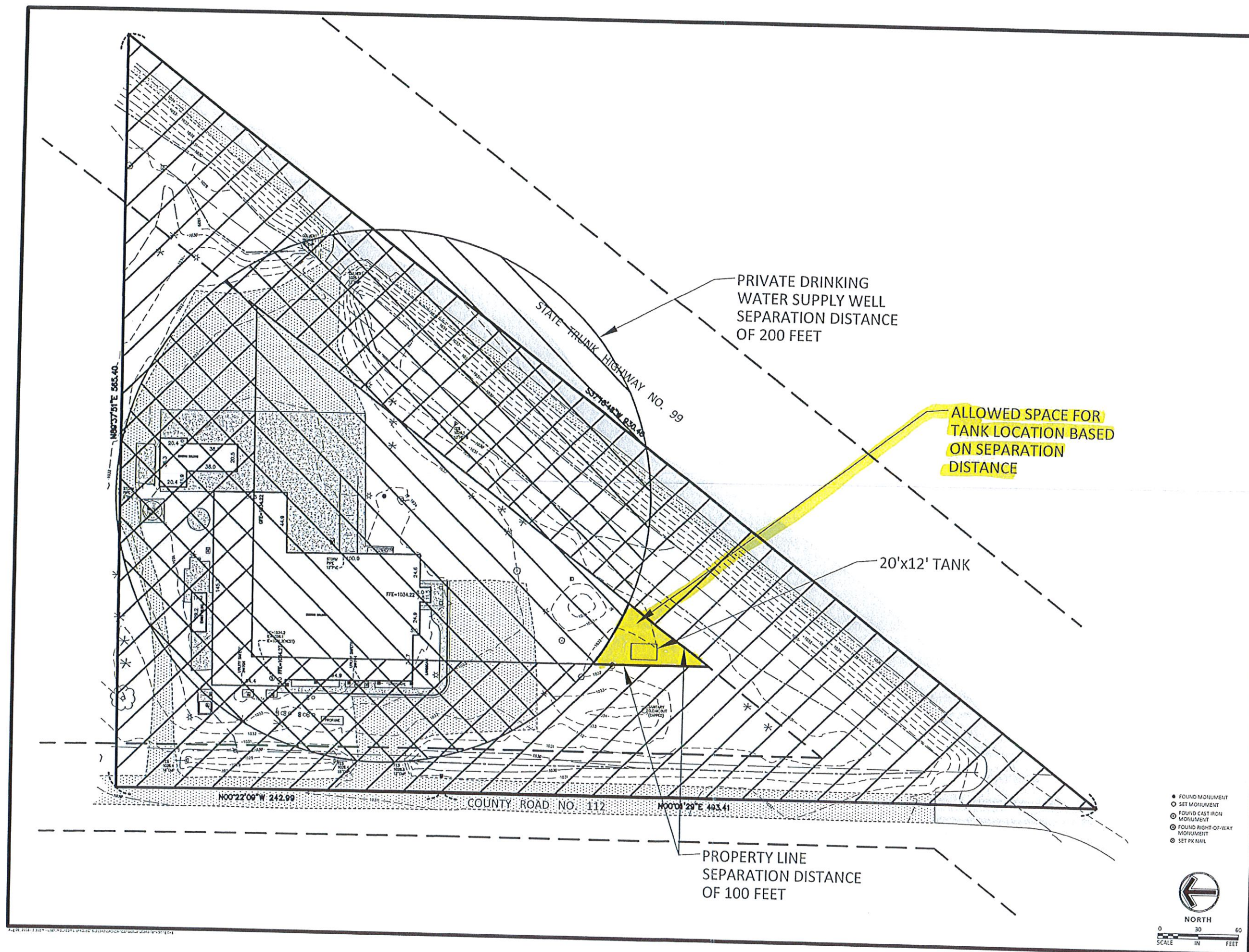
Summary
Designed: Drawn: ICC
Approved: KTO Book / Page: 1274/02
Phase: Initial Issued: 07/27/18

Revision History
No. Date By Submittal / Revision

Sheet Title
TOPOGRAPHY
SURVEY

Sheet No. Revision
1/1

Project No. 21342



Surveyor Certification

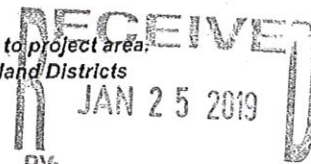
I. **Applicant:**
Name Camas, Inc.

II. **Landowner:**
Name Camas, Inc.
Property Address 40463 261st Ave
City Le Center State MN Zip 56057

III. **Parcel Information:**
Parcel Number 01.001.0400

IV. **Site Plan - Shall be a Certificate of Survey to include, but not limited to:**

- North point
- Setbacks
- Property lines
- Road Right-Of-Way
- Lot Dimensions
- Lakes
- Rivers
- Wetlands
- Streams
- Ponds
- Well
- Septic System
- Proposed Structures
- Existing structures - *Within and adjacent to project area.*
- Location of trees to be removed - *Shoreland Districts*
- Access
- Easements
- Impervious Surface
 - Required for *Shoreland, Business, & Industrial Districts.*
 - Itemized current & proposed impervious surfaces to include total percentages.
 - Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.*



- *Site shall be physically staked, then surveyed.
- *Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled.
- *Stakes must remain in place until construction commences.

V. **Quantities and Submittal Formats:**

- a. One (1) reproducible copy of the request and all other supporting documents.
- b. Ten (10) copies must be submitted for documents larger than 11 x 17, documents in color, aerials or photographs.
- c. Electronic version of any supporting documents if available.
- d. Pre-application meeting is recommended prior to making application to ensure submittal completion. Appointment is necessary.
- e. Application must be made in person by the applicant and/or landowner prior to 12 P.M. on the date of application deadline. Appointment is necessary.
- f. All required information must be correct and submitted at the time of application, or the application will not be accepted.

VI. **Signatures:**

The proposed improvements have been physically staked onsite then surveyed on January 10, 2019 to reflect an accurate account of current and proposed conditions of the property identified above.

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.

[Signature]
Surveyor Signature

January 24, 2019 18418
Date Lic #

OFFICE USE ONLY

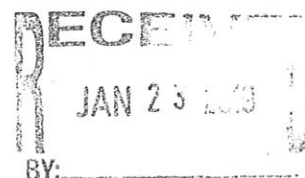
1/25/19
Date Received

[Signature]
Planning & Zoning Department Signature

November 15, 2018

Ms. Michelle Hawkins
Director of Operations
Camas, Inc.
40463 261st Avenue
Le Center, MN 56057

RE: Final Issuance State Disposal System General Permit No. MNG960000
Land Application of Industrial By-Products General Permit
Notice of Coverage-MNG960128
Camas, Inc.



Dear Ms. Hawkins:

Enclosed is a copy of the final State Disposal System (SDS) General Permit authorizing land application of wastes generated from food, beverage and agro-industrial processing facilities (industrial by-product). All comments submitted in writing during the public notice period for the general Permit have been considered.

Effective with the date of this Notice of Coverage (NOC), Camas, Inc (Facility) is covered and authorized to land apply industrial by-product(s) (IBP) in accordance with the general permit which expires November 30, 2018. Permit number MNG960128 has been uniquely assigned to your Facility to track compliance with the general Permit terms and conditions.

Facility Description

The Facility is located in Le Center, La Sueur County, Minnesota.

Camas, Inc. is an egg processing facility. The processing wastes may include wash water from eggs, chemical additives used for cleaning, broken eggs and eggs blended with food grade ingredients. Eggs are processed into a liquid pasteurized product that is sent off site to a spray drying facility. Egg process wastewater is stored in a 10,000 gallon tank prior to land application. Land application is conducted with a truck by injection. As a back-up, the facility can send IBP to the city wastewater treatment facility.

The submitted permit application indicates that the waste produced at your facility consists of one waste stream (WS-301) of industrial by-product. This letter authorizes the land application of IBP that is a mix of egg processing waste/washwater/animal feed ingredient in accordance with the terms and conditions of the General Permit.

Chemical Additives

Chemical additives are used according to the chemical manufacturer's recommendations. This approval shall not justify any exceedances of permit limits or water quality standards.

Chemical additives currently used at the Facility include the following:

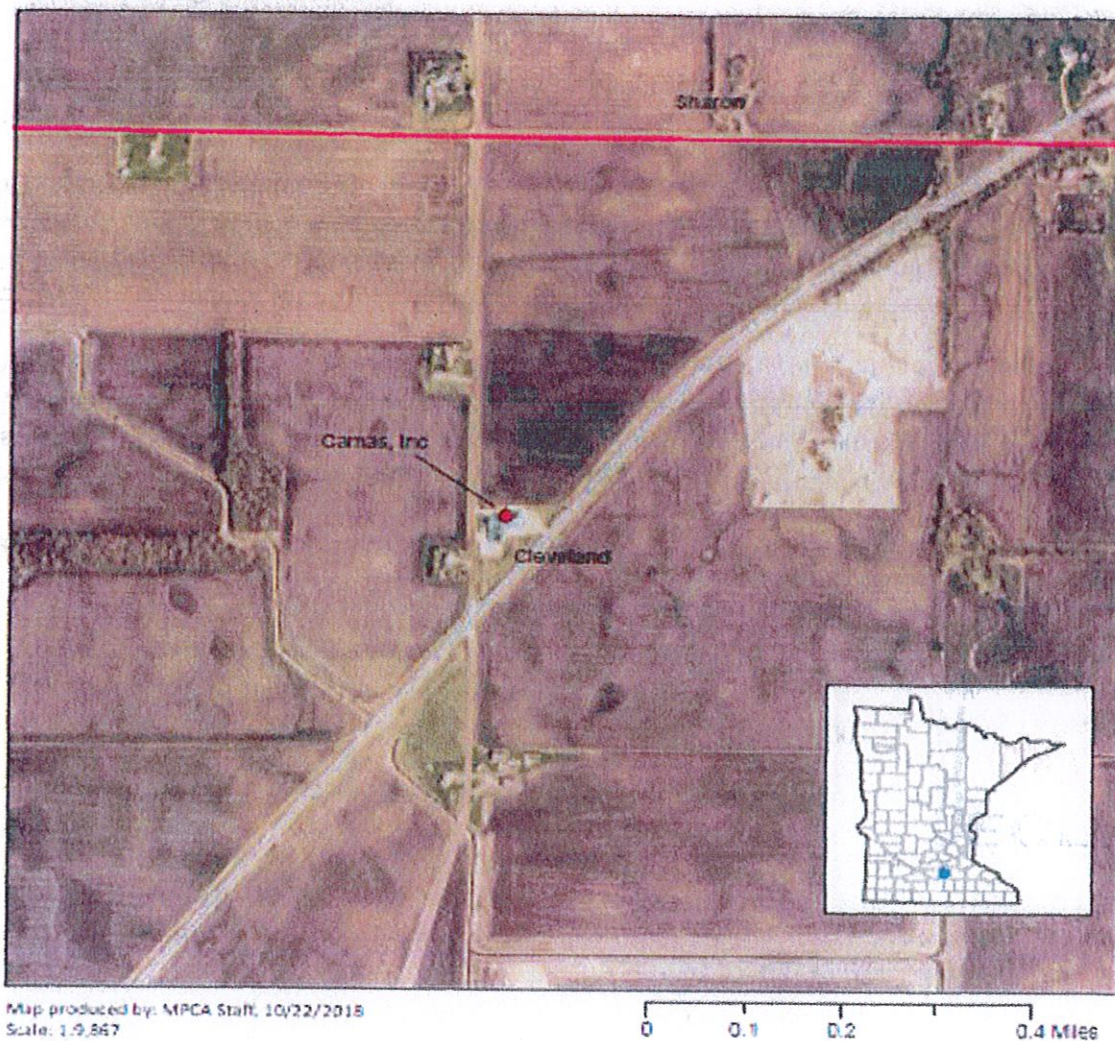
Product Name	Process in which Used and Purpose	Dosage Frequency	Maximum Rate of Use
Quant Sani-T 100	Cleaning Process	6 ounces/week	800 ounces/year
LFC additive	Cleaning Process	7gallons/wk	364 gals/year

RECEIVED
JAN 23 2019
BY: _____

Facility Map

Topographic Map of Permitted Facility

MING960128 - PERMIT NAME: Camas, Inc. Le Center
T110N, R25W, Section 1
Le Center, Le Center County, Minnesota



Limits and Monitoring Requirements

The Permittee is required to follow the Limits and Monitoring Requirements on Page 5 of the General Permit.

The required monitoring station(s) and land application site(s) for your Facility are listed on the enclosed Summary of Stations page.

Please keep in mind that any changes to the waste type must be approved by the MPCA via permit modification.

Submittals

Sampling, Analysis and Field Equipment Calibration Plan

- A Sampling, Analysis and Field Equipment Calibration Plan is due by 60 days after permit issuance. This submittal is required for all permitted facilities. If the plan was submitted as part of a previous permit term, an updated version is acceptable under the terms of this permit.

Site Notification Form

- Prior to the use of a site for land application of an industrial by-product for the first time, the Permittee shall submit a completed 'Industrial By-Products Site Notification Form,' at least 30 days prior to application of IBP at the respective site.
- This notification must be repeated if any of the properties or conditions of the site changes.

Annual Report

- The Industrial By-Product Land Application Annual Report is due December 31 of each year. This submittal is required for all permitted facilities. If there was no land application during that cropping year, indicate that on the annual report.

Facilities with Pond Storage

- An inspection and certification by a registered professional engineer is due 180 days prior to permit expiration.
- A Pond Performance Evaluation Report is due 180 days prior to permit expiration.

Facilities with Pond Tile Line Discharges

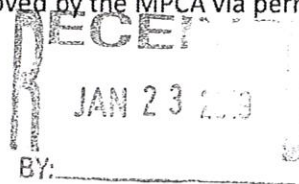
- Submit a Discharge Monitoring Report DMR by 21 days after the end of each calendar month for which sampling is required.

Transfer to Manure Storage

- MPCA approval is required before transferring IBP to a manure storage structure. Submit the completed *Transfer to Manure Storage* form at least 30 days prior to a planned transfer.

Submittals related to this permit should be mailed to the following address:

Water Quality Submittal Center
Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, Minnesota 55155-4194



Other

A *Permit Users Manual* can be found on the internet at: <http://www.pca.state.mn.us/index.php/view-document.html?gid=6267>. The Permit Users Manual includes Permit definitions and provides basic information to help the Permittee with general questions about such things as how to complete DMRs, perform calculations and renew operator certification.

Please refer to our website at <https://www.pca.state.mn.us/waste/land-application-industrial-products> for additional information and forms.

It is the Permittee's responsibility to ensure compliance with the terms and conditions of the General Permit. The MPCA must be notified immediately if conditions change.

This NOC does not impart construction approval of the plans and specifications for the proposed 10,000 gallon wastewater holding tank. MPCA approval of plans and specifications must be obtained separately prior to discharging wastewater into the proposed storage tank.

If you have any questions regarding the terms and conditions of this general Permit, please visit our website and then contact Beth Gawrys at 651-757-2380 or by email at elizabeth.gawrys@state.mn.us.

Sincerely,

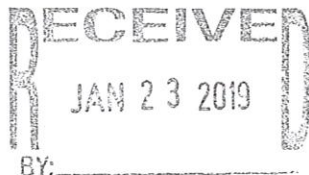
Theresa Haugen

This document has been electronically signed.

Theresa Haugen
Supervisor, Water Quality Permits Unit
Water Section
Industrial Division

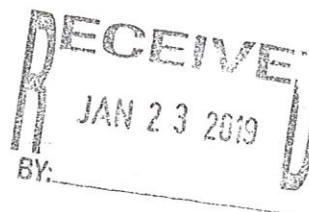
TH/EG:ss

Enclosures: Final Permit and Appendix
Subject Item Inventory
Industrial By-Product Site Notification Form
Industrial By-Product Land Application Annual Report
Industrial By-Product Land Application Transfer to Manure Storage Application Form
Industrial By-Product Transfer to Manure Storage Fact Sheet
Municipal and Industrial Pond Attachment
Desktop Water Balance Worksheet



December 11, 2018

Ms. Michelle Hawkins
Director of Operations
Camas, Inc.
40463 261st Street
Le Center, MN 56057



RE: Holding Tank installation
State Disposal System Permit No. MNG960128
Le Sueur County, Township 110N, Range 25W, Section 1, SW¼ of NW¼

Dear Ms. Hawkins:

The Minnesota Pollution Control Agency (MPCA) has completed review of the proposed underground holding tank for storage of waste washwater from egg processing at the Camas, Inc facility located in Township 110N, Range 25W, Section 1, SW¼ of NW¼. The holding tank is a prefabricated 10,000 gallon concrete holding tank. The MPCA is hereby approving installation of the holding tank for the permitted facility described above.

The tank is provided by Wieser Concrete and the tank design is certified by Cory A. Fisher, P.E. The tank installation shall be completed by a licensed subsurface sewage treatment system (SSTS) installer in accordance with Minn. R. ch 7080. Documents pertaining to the structure will be maintained on file with the MPCA. The following conditions apply to this approval:

1. The tank must be installed in accordance with all applicable state and local requirements;
2. The tank must be installed in accordance with all manufacturer recommendations and design limitations, including (but not necessarily limited to): burial depth, subgrade preparation, flotation protection, and groundwater depth;
3. Leak testing must be conducted on the in-place tank and shown to meet the watertightness criteria of 7080.2010 Subp. 3.A. (1) or (2) prior to use. If the tank does not pass the watertightness test, it must be repaired – or replaced – and retested until it does pass;
4. The permittee shall notify the MPCA at least seven (7) days prior to installation of the tank;
5. The permittee shall provide as-built drawings and certifications verifying that location, installation, and leak testing meet the applicable requirements of 7080.1900 through 7080.2020. This documentation shall be submitted to MPCA within 30 days after installation.

The MPCA's officers, employees, and agents review, comment upon, and approve plans and specifications for the limited administrative purpose of determining whether there is reasonable assurance that the treatment system, when constructed, will comply with the regulations and criteria of the MPCA. This approval shall not in any way relieve the Permittee or the engineer of responsibility, nor shall it make the MPCA responsible for the technical adequacy of the engineer's work. This approval shall not relieve the Permittee from complying with all conditions and requirements of the Permit and shall be retained by the Permittee with the Permit.

Any alterations or additions to the approved plans and specifications must be submitted to the MPCA as a Plan and Specification Addendum and be approved by the MPCA. Significant alterations or additions to the treatment system's approved plans and specifications must be submitted to and approved by the MPCA.

Significant change orders require prior approval from the MPCA before the work can be done. Verbal approval may be agreed to if the work is of an emergency nature. All change orders shall be retained by the Permittee for review by the MPCA. Each change order shall include an execution date, a complete description of the change, and signatures from the Permittee's authorized representative, the engineer, and the contractor.

The Permittee shall notify the MPCA when construction is complete. Please note that this approval is independent from any pending permit actions, and does not constitute an approval by the MPCA for any requests included in an application for modification or reissuance of the Permit.

If you have any questions regarding this approval, please feel free to contact me, at 651-757-2709 or via email at brian.schweiss@state.mn.us.

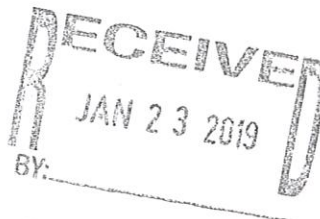
Sincerely,

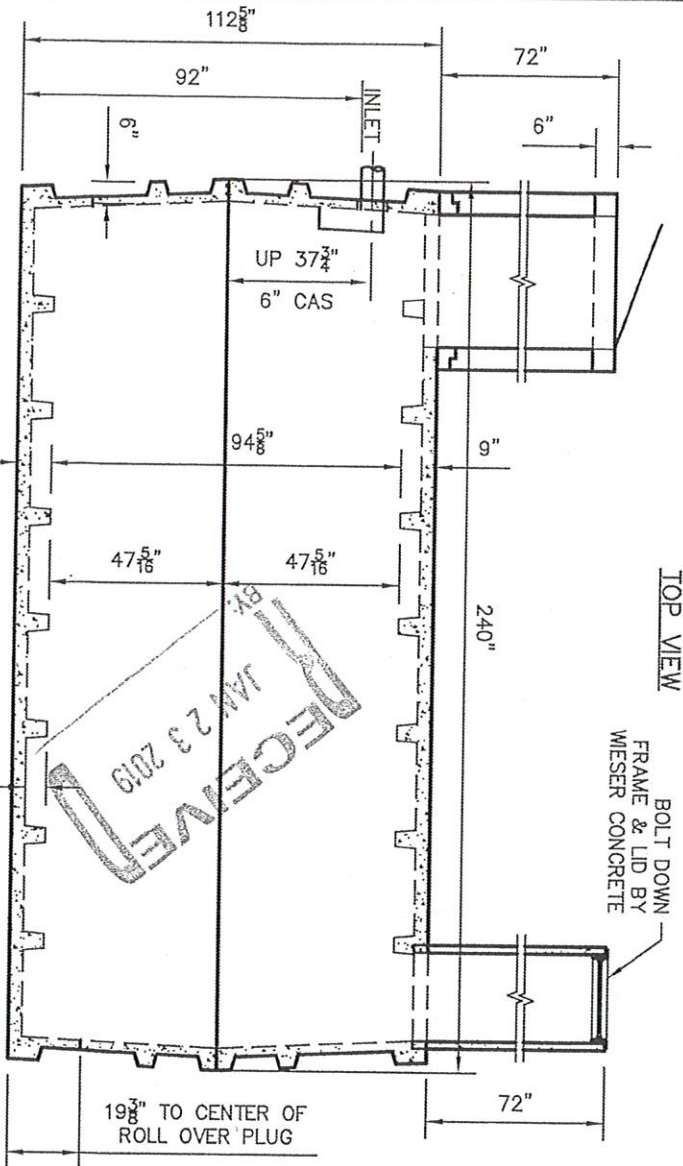
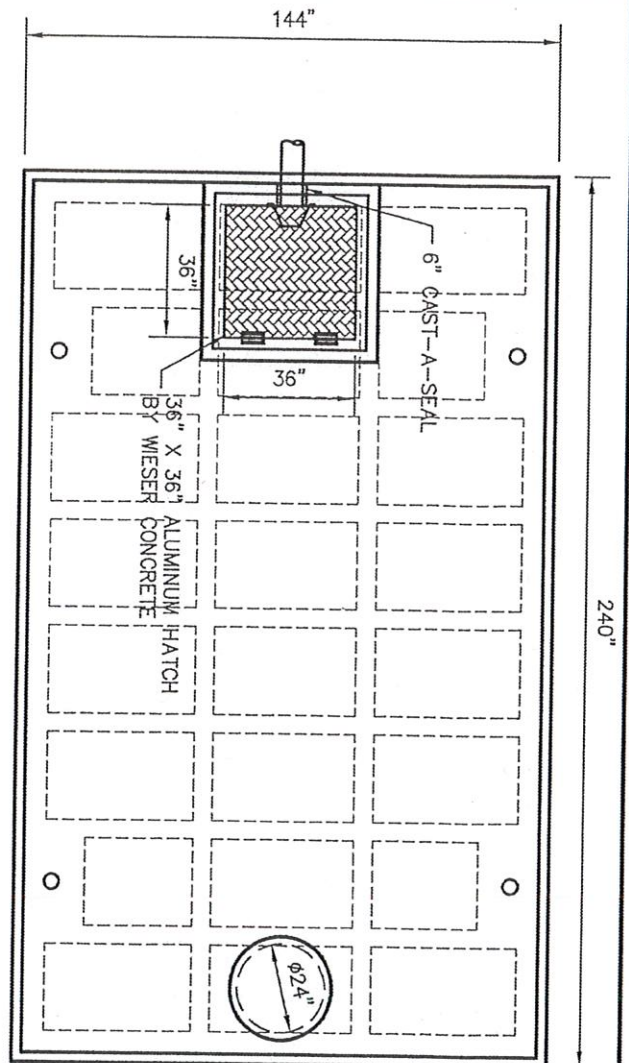
Brian Schweiss

This document has been electronically signed.

Brian Schweiss, P.E.
Senior Engineer
Land and Water Quality Permits
Industrial Division

BS:ss





JAMES BROTHERS
CAMAS INC.
 LE CENTER, MN
 (1 EA.) W10000 DOSE
 TANK SPECIFICATIONS

DIMENSIONS:

WALL: 6" RIBBED
 COVER: 9"
 BOTTOM: 9"
 MANHOLE: 24" I.D. CONCRETE RISER
 36" X 36" RISER
 HEIGHT: 112-5/8" O.D.
 LENGTH: 240" O.D.
 WIDTH: 144" O.D.
 BELOW INLET: 92" O.D.
 WEIGHT: 29,000 LBS PER SECTION

INLET AND OUTLET:
 6" CAST-A-SEAL BOOT OR EQUAL

LIQUID CAPACITY: 127.43 GAL/IN

LOADING DESIGN: 8'-0" UNSATURATED SOIL

TANK: MIX DESIGN #9 (SMALL FIBER)

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

CORY A. FISHER

DATE 11-20-18 REG. NO. 48818

REVIEWED BY AW
 REVIEW DATE 11/16/18

**DRAWINGS SUBMITTED
 FOR APPROVAL**

APPROVED BY: _____
 APPROVAL DATE: _____
 PRODUCTS NEEDED BY: _____

WIESER CONCRETE

W3716 US HWY 10 MAIDEN ROCK, WI 54750

800-325-8456

DRAWN BY: AMN

DATE: 11/16/18

SCALE: 1/4"=1'-0"

REV. DATE:

PRE-POUR:

POST-POUR:

FILE: E:\auto cad\septic-holding tanks\septic tanks 2018\james brothers - le center, mn - w10000

JAMES BROTHERS
 CAMAS INC
 W10000 DOSE TANK
 LE CENTER, MN
 WIESER JOB# 18-143T

SHEET NO. 1 OF 1

Table 9. Minimum separation distances for storage areas and structures of industrial by-products.

Feature		Short-Term Storage Area/Structure	Long-Term Storage Area/Structure	Permanent Storage Structure
Depth to Bedrock		3 feet	5 ¹ feet	3 feet
Depth to Seasonal High Water Table or drain tile ²		3 feet	5 ¹ feet	3 feet
Private drinking water supply wells		200 feet	200 feet	200 feet
Public drinking water supply wells		1000 feet	1000 feet	1000 feet
Irrigation Wells		50 feet	50 feet	50 feet
Residences		200 feet	1000 ³ feet	1000 ³ feet
Residential Development		600 feet	1000 feet	1000 feet
Public Contact Site		600 feet	1000 feet	1000 feet
Adjacent Properties/Roads		100 feet	100 feet	100 feet
Down gradient lakes, rivers, streams, type 3, 4, and 5 wetlands, intermittent streams, or tile inlets connected to these surface water features, ⁵ and sinkholes	Slope 0 % to 2 %	200 feet	1000 ⁴ feet	1000 ⁴ feet
	Slope 2 % to 12 %	Not Allowed	Not Allowed	Not Allowed
Grassed Water Ways ⁶	Slope 0 % to 2 %	100 feet	100 feet	100 feet
	Slope 2 % to 12 %	Not Allowed	Not Allowed	Not Allowed

¹ The separation distance may be decreased to 3 feet if the storage area or structure includes an engineered pad or liner.

² The depth to subsurface drainage tiles shall be considered the depth to the seasonal high water table for sites that are designed according to Natural Resources Conservation Services engineering standards and criteria.

³ Storage of industrial by-products at a location of 40 acres or less shall not take place within 400 feet from any residence. This separation distance shall increase 100 feet for every additional ten acres of land application area, or portion thereof, up to a maximum of 1,000 feet. Separation distances may be reduced if written permission is obtained from all persons residing within the otherwise protected distance.

⁴ Storage of industrial by-product shall not take place within 1,000 feet of any downgradient surface waters, wetlands, tile inlets, or sinkholes unless measures are taken to control runoff; in which case, the separation distance may be reduced to 200 feet.

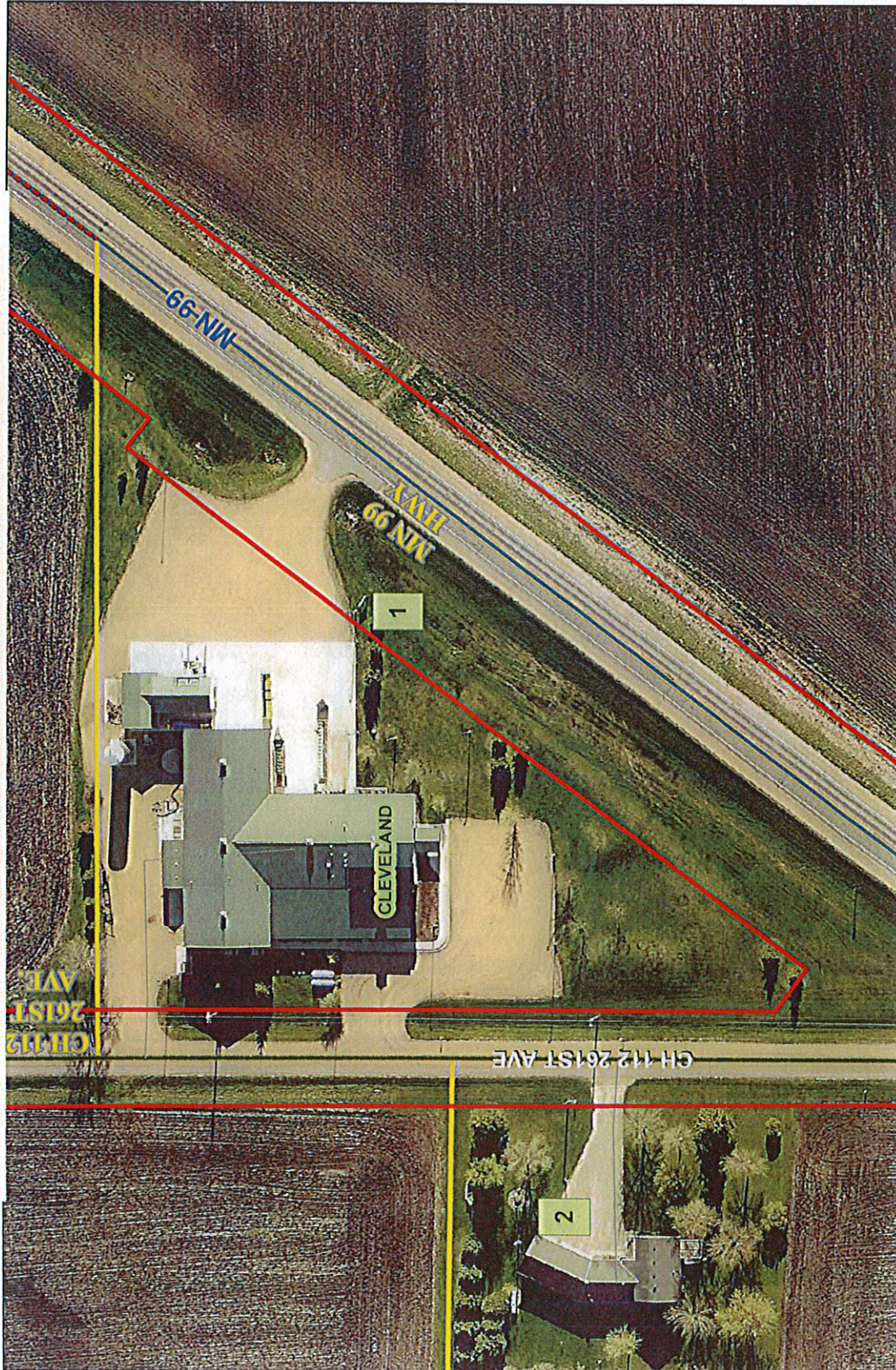
⁵ Intermittent stream means a drainage channel with definable banks that provides for runoff flow to any of the surface waters listed in the above table during snow melt or rainfall events.

⁶ Grassed waterways are natural or constructed and seeded to grass as protection against erosion. Separation distances are from the centerline of grassed waterways. For a grassed waterway which is wider than the separation distances required, application is allowed to the edge of the grass strip.



LE SUEUR COUNTY ENVIRONMENTAL SERVICES

NAME: Camas
 PID: 01.001.0400
 DATE: 2-11-19
 FIRM #: 27079C0260D
 F-Zone: X-Outside
 RFPE: na
 District: Agriculture



2	1	6	5	4	3	2	1	6	5
11	12	7	8	9	10	11	12	7	8
14	13	18	17	16	15	14	13	18	17
23	24	19	20	21	22	23	24	19	20
26	25	30	29	28	27	26	25	30	29
35	36	31	32	33	34	35	36	31	32



Map Disclaimer
 Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.
 *The maps are date specific and are intended for use only at the published scale.
 *These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2017

Created By: MRM



LE SUEUR COUNTY
 ENVIRONMENTAL SERVICES
 507-357-8538