
Le Sueur County, MN

Tuesday, April 22, 2014

Board Meeting

Item 3

9:05am Kathy Brockway

Vetter Farms, Conditional Use Permit

Staff Contact:

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
April 10, 2014

MEMBERS PRESENT: Don, Reak, Jeanne Doheny, Don Rynda, Chuck Retka, Shirley Katzenmeyer, Steve Olson, Doug Krenik, Al Gehrke, Betty Bruzek, Pam Tietz

OTHERS PRESENT: Kathy Brockway, Amy Beatty, Commissioners: Connolly and Rohlfig

The meeting was called to order at 7:00 PM by Chairperson, Jeanne Doheny.

ITEM #1: VETTER FARMS, ST PETER, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to expand an existing animal feedlot from 400 animal units to 600 animal units in an Agricultural "A" District. Property is located in the Southwest 1/4 Southwest 1/4, Section 16, Kasota Township.

Kathy Brockway presented power point presentation. Tony Vetter was present for application.

TOWNSHIP: Joe Kienlen, Township has no objections DNR: N/A LETTERS: none

PUBLIC COMMENT: Chris Anderson, neighbor to the south, no objections to the proposal of 1 barn; Karen Kelly, felt the Vetter's run a very clean operation, grandson has allergies, concerned with odor due to the expansion, value of home; Pat Alters, lives in the residential area south of the operation in Blue Earth County, concerned with the water quality/quantity due to the new mining operation permitted in Blue Earth County, Tammy, resident of Blue Earth County, well concerns.

Discussion was held regarding: family farm operation, younger generation wants to be involved in the family operation, manure application process, land agreements in place if needed, manure injected immediately upon application, looking at possibility of composting site, currently use a rendering company, odors, fly control, daily maintenance of the pit, housing development to the south in Blue Earth County, well setbacks, separation distances, ordinance requirements pertaining to operating a feedlot in Le Sueur County (Amy Beatty).

Findings by majority roll call vote:

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. Agreed*
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. Agreed*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided. Agreed*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Agreed*
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. Agreed*

Motion was made by Doug Krenik to approve the application as written. Seconded by Chuck Retka. Motion approved. Motion carried.

Motion was made by Al Gehrke to approve the minutes from the March 13, 2014 meeting by
Seconded by Don Rynda. Motion approved. Motion carried.

Motion was made by Al Gehrke to approve the minutes from the March 18, 2014 meeting by
Seconded by Don Rynda. Motion approved. Motion carried.

Motion to adjourn meeting by Shirley Katzenmeyer. Seconded by Steve Olson. Motion approved.
Motion carried.

Meeting Adjourned.

Respectfully submitted,
Shirley Katzenmeyer by
Kathy Brockway

***Tape of meeting is on file in the
Le Sueur County Environmental Services Office***

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
April 22, 2014

TO: LE SUEUR COUNTY BOARD OF COMMISSIONERS

FROM: LE SUEUR COUNTY PLANNING COMMISSION

SUBJECT: REQUEST FOR ACTION

The Planning Commission recommends your action on the following item:

ITEM #1: VETTER FARMS, ST PETER, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to expand an existing animal feedlot from 400 animal units to 600 animal units in an Agricultural "A" District. Property is located in the Southwest 1/4 Southwest 1/4, Section 16, Kasota Township.

Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the following findings for this request:

Therefore, the Planning Commission recommends approval of the application as written.

ACTION: ITEM #1: _____

DATE: _____

COUNTY ADMINISTRATOR'S SIGNATURE: _____

FINDINGS OF FACT

WHEREAS, Vetter Farms has applied for a Conditional Use Permit to allow the applicant to expand an existing animal feedlot from 400 animal units to 600 animal units in an Agricultural “A” District. Property is located in the Southwest 1/4 Southwest 1/4, Section 16, Kasota Township.

WHEREAS, the Le Sueur County Planning and Zoning Commission held on public hearing on April 10, 2014 in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

WHEREAS, the Le Sueur County Planning and Zoning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends approval of the application due to the following findings:

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.

WHEREAS, On April 22, 2014, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners approved the Conditional Use Permit application as requested by the Vetter Farms.

NOW, THEREFORE, IT IS HEREBY RESOLVED, the following Findings of Fact were adopted at the April 22, 2014, Le Sueur County Board meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.

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.

BE IT FURTHER RESOLVED, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, a Conditional Use Permit to allow the applicant to expand an existing animal feedlot from 400 animal units to 600 animal units in an Agricultural "A" District. Property is located in the Southwest 1/4 Southwest 1/4, Section 16, Kasota Township.

ATTEST:

Steve Rohlfig, Chairman, Le Sueur County Board of Commissioners.

Darrell Pettis, Le Sueur County Administrator

DATE: _____