



Le Sueur County, MN

Thursday, June 11, 2015

Regular session

Item 1

Perkins

Staff Contact: Kathy Brockway or Michelle Mettler

CONDITIONAL USE PERMIT APPLICATION #15083

LE SUEUR COUNTY

**IN AN AGRICULTURAL ZONING DISTRICT,
AN EXPANSION OF AN EXISTING REGISTERED ANIMAL
FEEDLOT CAPABLE OF HOUSING
600 ANIMAL UNITS (2,000 HEAD OF FINISHING PIGS
WEIGHING 55 TO 300 POUNDS)
WITHIN 1 MILE OF THE
CITY LIMITS OF CLEVELAND**

**NAME: MARK PERKINS FARM
MARK PERKINS**

Subject: Conditional Use Permit Application #15083
Applicant: MARK PERKINS
Property Owner: MARK PERKINS
Location: NW1/4 OF SECTION 28, CLEVELAND TOWNSHIP
Existing Zoning: A- AGRICULTURAL
Date of Hearing: JUNE 11, 2015
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 Pat McCabe, Cleveland Township Board member on April 24, 2015.

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 a parcel in the NW ¼ of Section 28, Cleveland Township. The site is located off 440th Street-Township Road 112 within 1-mile of the City Limits of Cleveland.

Aerial Photo:



Surrounding Land Uses:

The predominant use of the surrounding land is

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

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

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

City of Cleveland: The existing registered animal feedlot is within one-mile of the City of Cleveland's city limits. Per the Le Sueur County Zoning Ordinance, an expansion of an animal feedlot within one-mile of a city's limits requires a Conditional Use Permit.

Request:

The applicant is requesting to expand his existing registered animal feedlot from 340 animal units or 850 head of finishing pigs to 600 animal units or 2,000 head of finishing pigs within 1 mile of the city limits of Cleveland. See attached narrative from the applicant.

Animal Feedlot Permit Application:

The applicant's permit application was received by the county feedlot officer on April 28, 2015 and was comprised of:

1. Permit Application
2. Air Emissions and Odor Management Plan
3. Animal Mortality Plan
4. Manure Management Plan Requirements When Ownership of Manure is Transferred. Mr. Perkins will be transferring 100% of the manure generated to a cropland manager in Le Sueur County. There is a signed land application agreement between the two parties on file with the Department.
5. Soils Investigation and Liquid Manure Storage Structure Plans prepared and signed by Jason E. Hoehn, a design engineer with I & S Group.

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* May 13, 2015 edition.

County Requirements:

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

- The applicant is requesting to expand his existing registered animal feedlot from 340 animal units or 850 head of finishing pigs to 600 animal units or 2,000 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 parcel on which the expansion of the existing registered animal feedlot is 4.74 acres. At the April 16, 2015, Le Sueur County Board of Adjustment meeting, Mr. Perkins was granted a variance from minimum lot size and suitable area acreage requirements; therefore, the applicant meets the minimum lot size and suitable area acreage.

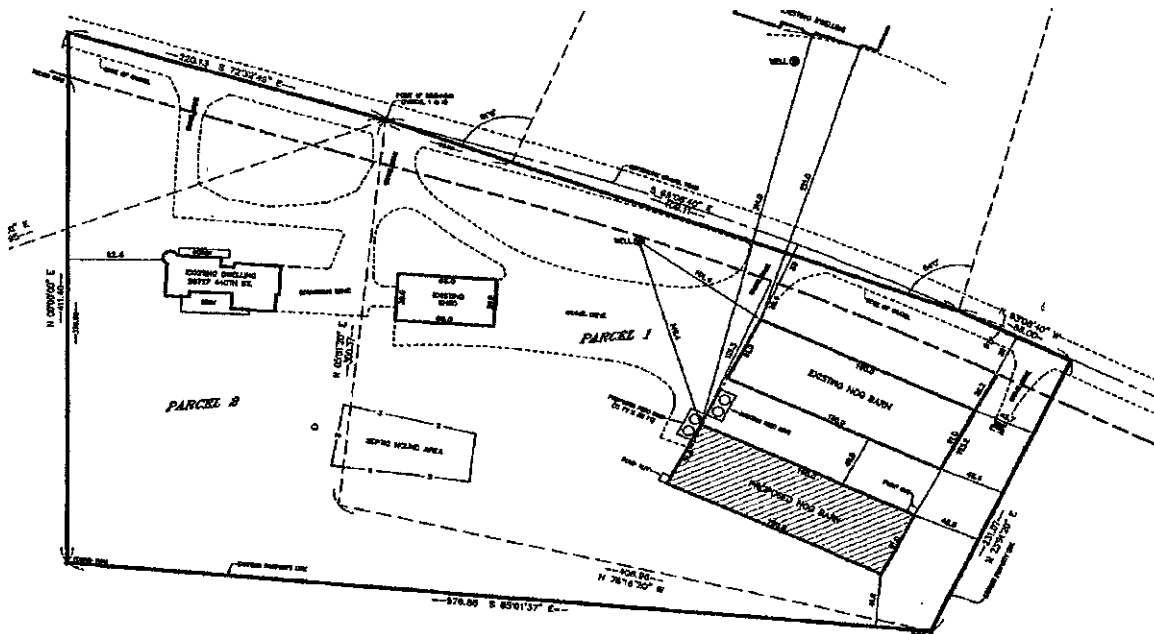
The site meets or exceeds the following requirements for the expansion of the existing registered animal feedlot in an Agricultural Zoning District.

- The proposed feedlot 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** total confinement building and liquid manure storage structure.
 - Well – 100 feet;
 - West Property Line – 100 feet;
 - Road right-of-way – 100 feet;
 - Cemetery – 500 feet; and
 - School, park, golf course, or licensed campground – 1,000 feet.
- At the April 16, 2015 Le Sueur County Board of Adjustment meeting, Mr. Perkins was granted a variance from:
 - Property line – 46 feet to the east property line and 41 feet to the south property line.

Existing and Proposed Animal Feedlot Structures:

- The existing total confinement building measures 51 feet by 160 feet and houses 850 head of finishing pigs weighing 55 to 300 pounds. Mr. Perkins is proposing to house 1,000 head of finishing pigs weighing 55 to 300 pounds in this structure. This total confinement structure was constructed in November 2007. Mr. Perkins is current with his animal feedlot registration and was issued a Certificate of Registration from the Le Sueur County Environmental Services Department on January 10, 2014 for this structure.
- The existing liquid manure storage structure measures 51 feet by 160 feet by 8 feet with a volume of approximately 51 feet by 160 feet by 6.5 feet or 401,300 gallons. This liquid manure storage structure was constructed in November 2007. It was designed and inspected by I & S Group staff. Mr. Perkins is current with his animal feedlot registration and was issued a Certificate of Registration from the Le Sueur County Environmental Services Department on January 10, 2014 for this structure.
- The proposed total confinement building will measure 51 feet by 160 feet and will house 1,000 head of finishing pigs weighing 55 to 300 pounds.
- The proposed liquid manure storage structure will measure 51 feet by 160 feet by 8 feet with a volume of approximately 51 feet by 160 feet by 6.75 feet or 404,800 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.

Site Plan:



SURVEY

Example of Proposed Structure: 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. In addition, all liquid manure shall be injected or incorporated within twenty-four (24) hours.

All of the manure generated from the existing registered animal feedlot site will be transferred to a county cropland manager. Mr. Perkins has a signed land application agreement (agreement expires in 2020) with the cropland manager for a minimum of 225 tillable acres with access to an additional 250 tillable acres. The manure will be applied by a licensed manure applicator. 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. The Department will work with the cropland manager regarding the county's setbacks to sensitive features during application and the record keeping requirements.

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 Rules, Chapter 7020. Any deviation may necessitate modification of its Conditional Use Permit.
2. Per Minnesota Rules, Chapter 7020.2100, subpart 5, notification shall be made to 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 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. A D NA
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. A D NA
3. The adequate utilities, access roads, drainage and other facilities have been or are being provided. A D NA
4. The adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. A D NA
5. The 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. A D NA

COMMENTS:

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

LE SUEUR COUNTY
 CONDITIONAL USE PERMIT CRITERIA
 PERMIT #15083

Applicant: **MARK PERKINS,** Date: **06/11/2015**

ROLL CALL VOTE

Conditional Use Permit Request: Permit to allow the applicant to expand an existing feedlot from 340 animal units (AU) to 600 AU in an Agriculture "A" District. Property is located in the SE 1/4 NW 1/4, Section 28, Cleveland Township.

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.*

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
1.											
2.											
3.											
4.											
5.											

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 maintain the goals of safety, health and the general welfare of the public.

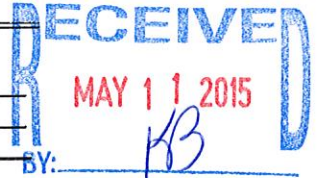
DATE: _____ APPROVED: _____ DENIED _____

PZ CHAIRPERSON _____

COUNTY BOARD MEETING DATE: _____

Le Sueur County

Conditional Use Application



I. **Applicant:**
Name MARK PERKINS
Mailing Address 28717 440th Street
City CLEVELAND State MN Zip 55017
Phone # 507-381-8144 Phone # _____

II. **Landowner:**
Name MARK PERKINS
Mailing Address 28717 440th Street
City CLEVELAND State MN Zip 55017
Property Address 28717 440th Street
City CLEVELAND State MN Zip 55017
Phone # 507-381-8144 Phone # _____

III. **Parcel Information:**
Parcel Number 01.028.0700 Parcel Acreage 4.74
Attach Full Legal Description (NOT abbreviated description from tax statement)
Township CLEVELAND TOWNSHIP Section 28
Subdivision _____ Lot _____ Block _____

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

CLEVELAND TOWNSHIP Township notified on 4-24-15
(Township Name) (Date)
Board Member PAT MCCABE regarding the proposed use.
(Name)

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.**

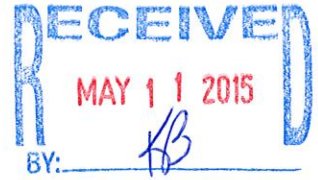
Conditional Use Permit \$ 750 After-The-Fact fee is **doubled**
Filing Fee \$ 46

Additional Fees:

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

VII. Type of Request:

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



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: _____
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: _____
3. LIST OF PUBLIC HEALTH PLANS:
 - i. Water Supply: Well
 - ii. Toilet facilities: N/A
 - iii. Solid Waste Collection: Pit Concrete Structure
4. FIRE PREVENTION: Alarm
5. SECURITY PLANS: Alarm / BioSecurity measures
6. RETAIL SALES: N/A
7. FOOD OR ALCOHOL SERVED OR FOR SALE: No
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.) None
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC: none
10. EXTERIOR LIGHTING: yes Building lights
11. PARKING AND LOADING: yes
12. SIGNAGE: Bio-Security / no Trespassing
13. ROAD ACCESS: (Approved by the road authority) yes
14. CERTIFICATE OF INSURANCE: yes
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS: (For example additional licensing and/or permitting) yes

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:

- 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**

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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.

[Signature] _____ Date _____
Applicant signature

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] _____ Date _____
Property Owner signature

OFFICE USE ONLY

Request:

Pre-App Date <u>5/11/15</u>	Lake Classification <u>[check]</u>	Feedlot	500'	1000'	N
Meeting Date <u>6/11/15</u>	Lake <u>[check]</u>	Wetland Type	1-2	3-8	N
60 Day <u>7/11/15</u>	FEMA Panel # 27079C0 <u>265</u>	Water courses		Y	N
Zoning District <u>AG</u>	Flood Zone <u>X outside</u>	Bluff		Y	N

- | | | | |
|---|---|---|---------------------------|
| <input checked="" type="checkbox"/> Request Description | <input type="checkbox"/> Access Approval <u>Ext</u> | <input type="checkbox"/> Septic | Comp Insp / Design |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Erosion Control Plan | <input type="checkbox"/> Meeting | Reg / ATF Spec |
| <input checked="" type="checkbox"/> Full Legal | <input type="checkbox"/> Blue Prints | <input checked="" type="checkbox"/> Fee | \$ <u>796.00</u> |
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty | \$ _____ |

Application Complete [Signature] _____ Date 5/11/15 Permit # 15083
Planning & Zoning Department Signature



April 27, 2015

We are looking to expand our current hog operation. We would be adding another building directly alongside the current barn. This will increase our animal units from 340 to 600. This building would be the same size as our current building 51' x 160'.

Our existing operation was approved by the county to rebuild and operate a registered feedlot at this location after the tornado in August 2006.

On March 19, 2015 our use variance was approved to allow the expansion of a nonconforming feed lot operation. Also, on this day a variance was granted for lot size, suitable area and setbacks.

We will implement the same odor/air control manure management as our current building. Also, it will utilize the existing alarm set-up. The alarm includes heat sensors, temperature readings, power outages and security. The new building will utilize the current well and access on site today. The plan to have the new barn 40 feet set back from the existing barn is the closest we can set them together for proper ventilation. The drainage for barn #2 will have a perimeter tile that will drain into a holding pond. Currently, for barn #1 we have an existing holding pond that we plan on doubling in size to handle the drainage for both buildings.

Animal mortality plan will be the same as it is today utilizing the rendering service. All manure will be sold or transferred to a different party annually. Manure will NOT be transported during holidays or in middle of the night. If weather is an issue and we need to transport at these times, we will notify our neighbors.

During construction, will have NO retail sales, NO alcohol sales and NO trees to move. We will notify Amy Beatty for construction back fill and will consult with I&S during construction of the concrete pit.

Thank You

Mark and Denise Perkins

**Emergency Board Meeting
Le Sueur County Board of Commissioners
August 29, 2006**



The Le Sueur County Board of Commissioners met in emergency session on Tuesday August 29, 2006 at 9:30 a.m. in the Courthouse at Le Center, Minnesota. Those members present were: Robert Culhane, Joseph Doherty, William Stangler, Terry Hayes, and Joseph Connolly, Chairman. Also present was Roxy Traxler and Brent Christian.

On motion by Stangler, seconded by Culhane and unanimously approved, the following disaster declaration was adopted:

Resolution Declaring a State of Emergency

WHEREAS the tornado of August 24 impacted the population of Le Sueur County and

WHEREAS the tornado event has caused a significant amount of property and agricultural damage; and

WHEREAS the Le Sueur County Department of Emergency Management requests the Le Sueur County Board of Commissioners to declare Le Sueur County in a STATE OF EMERGENCY for the tornado event of 2006;

NOW, THEREFORE, BE IT RESOLVED, that the Le Sueur County Board of Commissioners declares Le Sueur County in a State of Emergency for conditions resulting from the tornado event of August 24, 2006.

Discussion was held regarding the zoning ordinance and tornado related damages. Brent Christian, County Attorney updated the Board regarding the changes to State Statute and non-conforming uses.

On motion by Stangler, seconded by Culhane and unanimously approved, the Board authorized the Le Sueur County Planning and Zoning Administrator to issue zoning permits, septic permits and grant administrative variances for the affected (attached) properties from the tornado event of August 24, 2006 in Le Sueur County. The permits and administrative variances are to allow building to the original structure with no expansions. Construction shall be completed on said properties on or before October 1, 2007.

Motion made by Stangler and seconded by Hayes to allow feedlots to rebuild to original size and animal units was withdrawn.

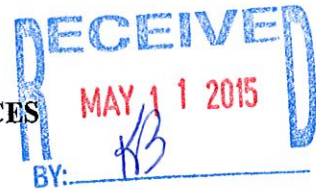
Discussion was held regarding individual septic treatment systems and the upgrades needed. Motion made by Culhane to allow five-years for compliant but non-conforming septic systems on property affected by the tornado event of August 24, 2006 failed for lack of a second.

On motion by Doherty, seconded by Stangler and unanimously approved, the Board waived septic fees and maintained the ordinance as written regarding updates to septic systems.

On motion by Culhane seconded by Stangler and unanimously approved, the Board adjourned.

ATTEST: _____
Le Sueur County Coordinator Le Sueur County Chairman

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1620
(507) 357-2251
FAX (507) 357-8541



Erosion and Sediment Control Plan

Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: MARK PERKINS PID: _____
Mailing Address: 28717 440TH STREET CLEVELAND MN 55007
Property Address: 28717 440TH STREET CLEVELAND MN 55007
Phone: (____) _____ Mobile/Cell: (507) 381-8104

Responsible party for Implementation/Inspection: _____
Address: _____
Phone: (____) _____ Mobile/Cell: (____) _____

Erosion & Sediment Control Measures

1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
7. Limit construction equipment to designated areas to control soil compaction.
8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
9. Install straw bale checks or rock check dams in areas of concentrated flow .
10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.

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11. Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

- | | |
|-----------------------|---|
| 2:1 slopes or steeper | Straw/Coconut Blanket or High Velocity Wood Blanket |
| 3:1 slopes or steeper | Wood or Straw Blanket with net on both sides |
| 4:1 slopes or steeper | Wood or Straw Mulch blanket with net on one side |
| Flat areas | Straw Mulch w/disc anchoring |

12. Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.

13. Apply fertilizer according to soil test recommendations.

14. Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.

15. Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

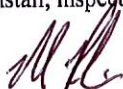
Inspection and Maintenance

16. Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).

17. Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.

18. Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.



(Property Owner)

5/11/15

(Date)

(Person Responsible for Implementation)

(Date)

If you have any questions, please contact Environmental Services, at 507-357-8538.



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