

**Applicant**

Lucas Lindeland  
62535 137<sup>th</sup> St  
Mapleton MN 56065

**Request and location**

Request to construct two total confinement swine finishing barns capable of holding 2,000 finishing hogs or 800 Animal Units and is located in the NW ¼ of the NE ¼ Section 35, Medo Township.

**Legal Description**

Beginning at the Northeast corner of Section 35, Township 106 North, Range 25 West, thence 583 feet west of the North line of the Northeast border of Section 35 which is the point of beginning; thence South at a 90 degree angle approximately 1,273 feet to the South line of the North Half of the Northeast ¼ of Section 35; thence West 360 feet on the South line of the North ½ of the Northeast ¼ of Section 35; thence North approximately 1,273 feet to a point on the North line of the North ½ of the Northeast ¼ of Section 35 which is 943 feet West of the Northeast corner of Section 35; thence East on the North boundary line of the North ½ of the Northeast ¼ Section 35 to the point of beginning.

**Zoning**

Agricultural

**General Site Description and Project Proposal**

The current parcel consists of 66.4 acres. If approved, the applicant intends to construct two total confinement swine finishing barns that will accommodate 2,000 finishing pigs or 800 animal units. Each barn will have the dimensions of 41 feet x 200 feet. Manure and wash water from power washing the pens will be stored in a reinforced concrete storage pit located beneath the barn. The number of hogs within a ¼ mile of this site that the applicant also owns does trigger the need for a National Pollutant Discharge Elimination System (NPDES) Permit from the Pollution Control Agency. The applicants have applied for this permit and it is currently out on public comment for 30 days. Once the date is past, the Pollution Control Agency will address any concerns and issue the NPDES permit to the applicant. A condition is added to report that the conditional use permit is null and void if the MPCA does not approve the NPDES permit.

**Land Use Plan**

The Conditional Use is consistent with the goals and policies established in the Blue Earth County Land Use Plan.

**Existing Land Use, ½ Mile**

**North:** Crop land and County Road 21.

**East:** Crop land, the applicant's home, County Road 161, the applicant's other hog and cattle facilities.

**South:** Crop land, wetlands, the applicant's family member's home and feedlot.

**West:** Crop land and wetlands.

**Access Road**

Access to the site will be to and from County Road 21.

**MANURE MANAGEMENT** – The applicant has submitted a manure management plan that meets MPCA requirements.

**Manure Storage Capacity of the Proposed Pit**

**Manure Storage Capacity:** 1,000,000+ gallons.

**Storage Capacity (240 days required):** 365+ days provided

**Method of Manure Application**

Manure from this site will be applied to agricultural fields by injection. When necessary, the manure may be surface applied.

**NATURAL RESOURCES INFORMATION**

**Predominate Soil**

**Marna Silty Clay Loam:** 0 to 2% slopes, poorly drained, not highly erodible and depth to the seasonal high water table is >6 feet.

**Area Water Features**

There are no rivers, streams, lakes, or ditches within 1,000 feet of the proposed barn. There are a number of farmed wetlands in the area. Olson's Slough is approximately 1,200 feet to the West and Raub's Marsh is over 2,000 feet to the South.

**Flood Plain**

The proposed facility is not located in a flood plain.

**Tile Inlets**

There are no open tile intakes within 1,000 feet of the proposed barn.

**Depth to Bedrock**

Depth to the bedrock is approximately 150 feet, according to the Geologic Atlas for Blue Earth County.

**Township Review**

In a letter dated January 21, 2012, the Medo Township Board indicated they had no objection to the proposal as long as the applicant follows all County and State regulations.

**Staff Comments**

See attachment A-3.

**Standards for Granting a Conditional Use Permit (Section 24-466 of the Code of Ordinances)** Staff believes the request will meet the following standards required for the granting of a conditional use permit:

1. That the proposed use conforms with the county land use plan.
2. The demonstrated need for the proposed use.
3. That the proposed use will not degrade the water quality of the county.
4. That the proposed use will not adversely increase the quantity of water runoff.
5. That soil conditions are adequate to accommodate the proposed use.
6. That the proposed use does not create a potential pollution hazard.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
12. That adequate measures have been or will be taken to prevent or 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.
- NA 13. That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.
- NA 14. That the intensity of proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district.
- NA 15. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

## RECOMMENDATION

Staff recommends **approval** for Conditional Use Permit PC 03-12 to construct two total confinement swine barns creating a new feedlot, contingent upon the following conditions:

1. That the total confinement barn conforms to the site plan attached to this report PC 03-12.
2. That the feedlot be located on a single, legally described parcel consisting of a minimum of 10 contiguous acres. The parcel shall be a parcel of record, properly recorded in the Blue Earth County Land Records Office.
3. That the applicant must obtain a Blue Earth County Feedlot Permit before any animals are placed in the barn.
4. That the applicant obtains a Blue Earth County Construction Permit before building begins and within one (1) year from the date the County Board of Commissioners approves the Conditional Use Permit. The permit shall be rendered invalid if application for a Construction Permit is not made within this one (1) year period. Time extensions for Conditional Use Permits must be obtained from the County Board of Commissioners subsequent to a public hearing conducted by the Planning Commission.
5. If required by the Department of Natural Resources, the applicant shall obtain a DNR "Water Appropriations Permit" before any animals are placed in the barn.
6. That a perimeter footing drain tile be located at or below the bottom of the pit footings. The footing tile shall include one inspection pipe for each concrete pit. The native materials must be excavated and walls back filled with granular material (pit run gravel or equivalent). *Exceptions to this may only include specific design standards submitted by the design engineer of the manure storage structure.*
7. That application of manure is on the land documented in the aerial photos included in the State of Minnesota Application for Construction and Operation of an animal feedlot. The application of manure shall comply with standards set forth by the MPCA. This plan must be reviewed by the operator each year and updated each year and adjusted for any changes in the amount of manure production, manure nutrient test results, fields available for receiving manure, crop rotations, or other practices which affect the available nutrient amounts or crop nutrient needs on fields receiving manure as required by the MPCA. Records of manure application shall be maintained as required by the MPCA. Manure application setback standards for the fields on which the manure is applied shall be followed as required by the MPCA and the County.

8. That the disposal of dead animals be consistent with the Minnesota Board of Animal Health regulations, and when rendering is used as a mortality disposal the applicant shall provide an enclosed location for the pick-up.
10. That adequate measures be taken to minimize or control offensive odor, fumes, dust, noise, or vibrations so that none of these will constitute a nuisance.
11. That all manure storage structures must be designed by a registered engineer. (The MPCA has a copy of the manure storage structure plans and the soil investigation report.)
12. That the applicant will furnish a copy of the final construction report to Environmental Services verifying that the concrete manure storage structure was constructed per approved engineered design plan within 60 days of completion of any new or modified manure storage area. Said construction report shall be signed by the design engineer.
13. That the applicant complies with the storm-water control requirements established by the MPCA.
14. That all exposed earthen surfaces be seeded into grass or utilized as crop acreage.
15. If shower, restroom, culinary and/or laundry facilities are to be included with the proposal, that wastewater handling practices are designed and constructed according to state requirements.
16. If the MPCA denies the applicant an NPDES Permit, this Conditional Use Permit will be null and void.

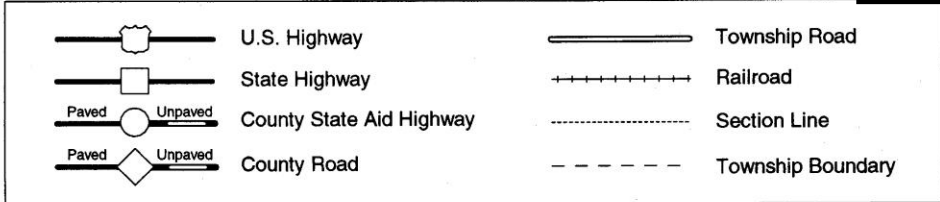
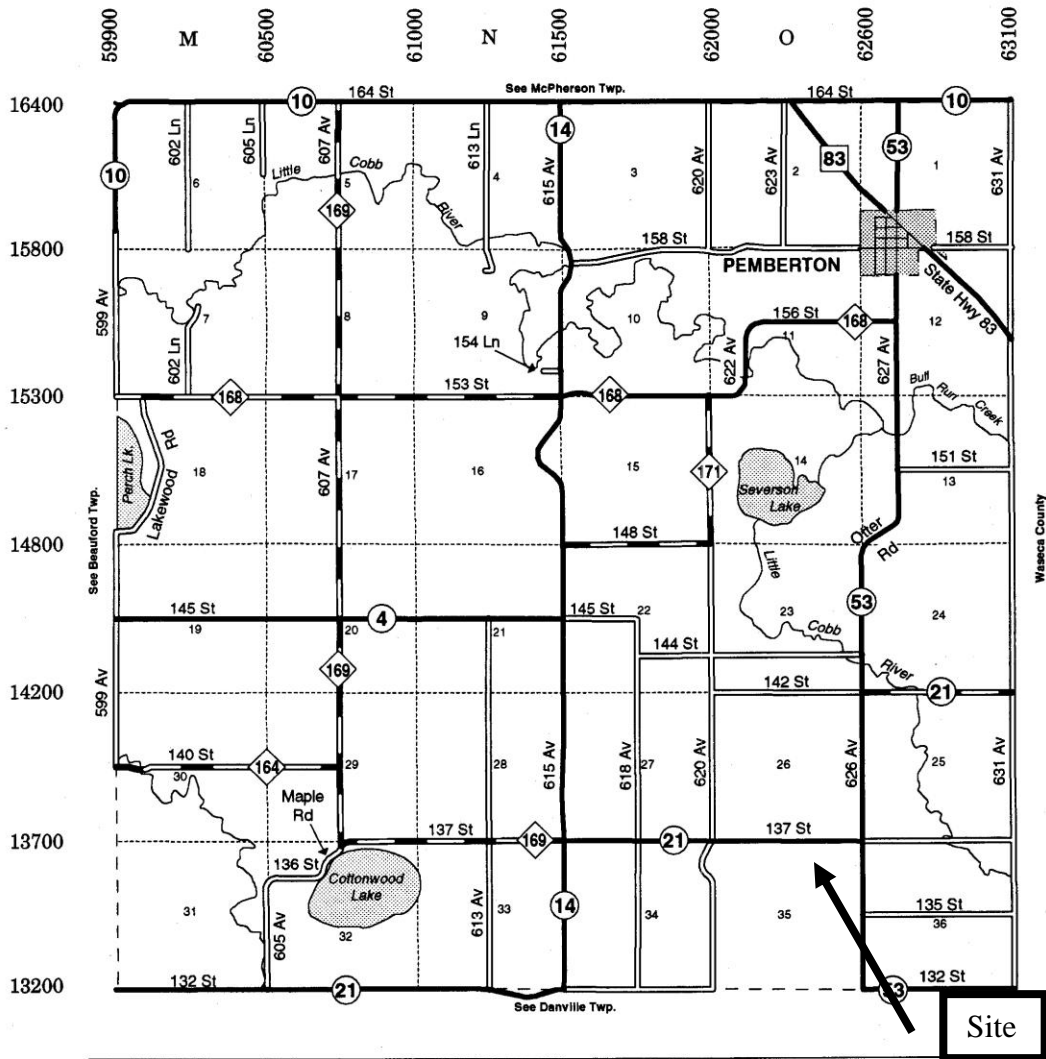
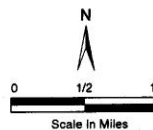
#### **ATTACHMENTS**

- A-1**, General Location Map
- A-2**, Site Plan
- A-3**, Environmental Health Comments
- A-4**, Manure Application Setbacks

# Attachment A-1 General Location Map

## Medo

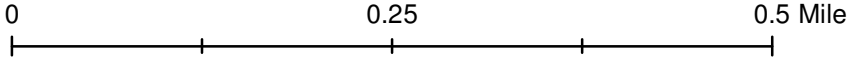
T 106 N - R 25 W



# A-2 Lindeland - Site Map



- Proposed Barns
- Parcel



Disclaimer: This map was created using Blue Earth County's GIS and was created for specific internal County uses. It is intended to be used for reference purposes only and does not represent a land survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Blue Earth County or its employees.

**BLUE EARTH COUNTY  
ENVIRONMENTAL SERVICES**

*Government Center, 410 South Fifth Street  
P.O. Box 3566, Mankato, Minnesota 56002-3566  
Phone: (507) 304-4381 Fax: (507) 304-4431*

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**Environmental Health Section - Planning Application Reviews**

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<b>Date Printed:</b>	January 25, 2012	<b>Permit Number:</b>	PL2012003
<b>Property Owner:</b>	LINDELAND FARMS INC	<b>Applicant:</b>	LINDELAND LUCAS B
<b>Parcel Number:</b>	R46.20.35.200.003	<b>File ID:</b>	PC 03-12

**Application Description:** Request to construct two total confinement swine barns creating a new feedlot facility of 2000 finishing pigs or 800 animal units. The site is located in the Agricultural Zoned District in the NW 1/4 of the NE 1/4 Section 35, Medo Township.

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**Septic Review**

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**Status:** Complete - Comments Received

**Comments:** No plans have been presented indicating any sewage generating devices will be used at this facility. If any bathroom, laundry, shower/sink waste, or any culinary activities occur on this site a code compliant septic system must be installed. P Otterness 01/23/2012

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**Well Review**

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**Status:** Complete - Comments Received

**Comments:** The enclosed plans indicate that this proposed new feedlot will have one well located between the two proposed hog barns close to the road ROW. There is a 100 foot required setback distance between the well and the below barn manure storage. All other applicable setback requirements from the well must be maintained on this new site. T Grant 01/23/2012

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**Wetland Review**

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**Status:** Complete - Comments Received

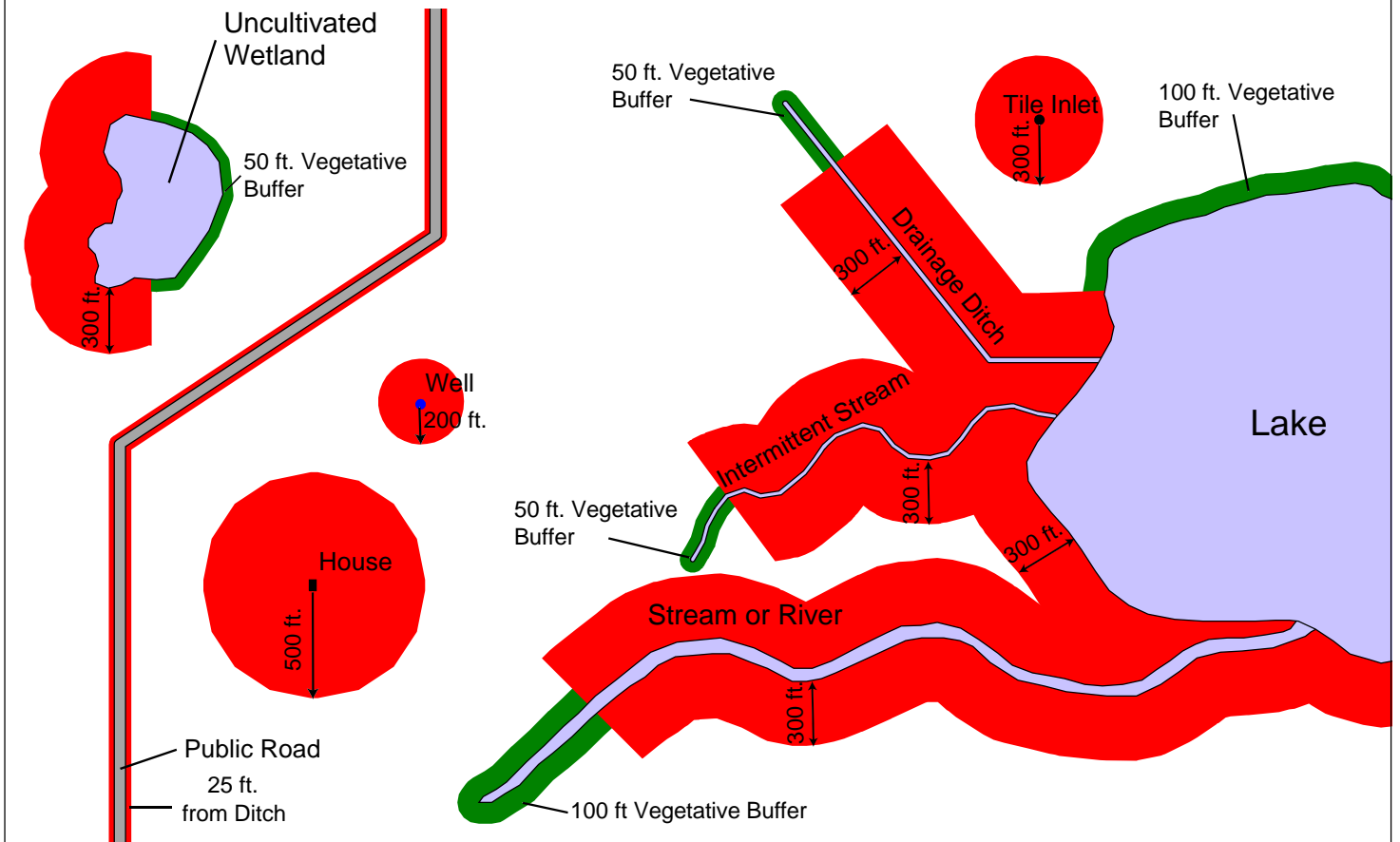
**Comments:** Based on an aerial photograph review of the soils the area consists of poorly drained soils, however the topography map does not show any areas of concern regarding wetland topography, the National Wetlands Inventory map does not show any wetlands in this area, and the historic FSA photos do not show any signs of wetness; therefore the location of the proposed feedlot structures does not appear to impact any wetland(s). There are two large wetland basins, one approximately 1200 ft. to the west and one approximately 2000 ft. to the south of the proposed buildings. In the submitted pit plan it states that perforated drain tile will be installed around the basins and then drain to an existing farm tile of sufficient depth. I am assuming that the existing farm tile outlets into one of these wetlands. Proper maintenance and inspection of these drain tile and pits must be performed to ensure that no manure is leaking and then being delivered to these wetlands where they can be negatively impacted. S. Feser 01/24/2012

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# Blue Earth County Manure Application Setbacks

## Without Immediate Incorporation



## When Incorporated Within 24-Hours

