GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066

7:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

Conflict/Disclosure Of Interests

TABLED: Request For Map Amendment (Rezone)

Request for map amendment, submitted by Colleen and Douglas Hill (Owners), to rezone 15.23 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcel 31.001.4300. 1790 Bluebird Lane, Red Wing, MN 55066. Part of the NW ¼ of the NE ¼ of Sect 01 Twp 112 R15 in Featherstone Township.

Documents:

PACPACKET_HILL_UPDATE.PDF

Public Hearings:

1. PUBLIC HEARING: CUP Request For Feedlot Expansion And Liquid Manure Storage Exceeding 500,000 Gallons (Circle K Family Farms)
   Request for CUP amendment, submitted by Circle K Family Farms (owner/operators), for an estimated 815 Animal Unit expansion of an existing 2059 Animal Unit swine Feedlot and construction of animal waste storage pits exceeding 500,000 gallons. Parcel 26.011.0501. 35559 CTY 45 BLVD, Lake City, MN 55041. Part of the S ½ of the NW ¼ and the N ½ of the SW ¼ of Sect 11 Twp 111 Range 14 in Belvidere Township. A2 Zoned District.

   Documents:

   PACPACKET_CIRCLEK.PDF

2. PUBLIC HEARING: Request For CUP For A Utility-Scale Solar Energy System (SES)
   Request for a CUP submitted by SolarClub 8 LLC (applicant) and Lomen Properties LLC (owner) for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System (SES) occupying approximately 6.0 acres. Parcel 38.026.0700. TBD CTY 168 BLVD, Zumbrota, MN 55992. Part of the E ½ of the SE ¼ of Sect 26 Twp 110 Range 16 in Minneola Township. A3 Zoned District.

   Documents:

   PACPACKET_LOMEN.PDF

3. WITHDRAWN: Request For CUP For A Utility-Scale Solar Energy System (SES)
   The Request for a CUP submitted by Lake Byllesby Solar LLC (applicant) and Ryan Finnegan (owner) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 12 acres has been WITHDRAWN AND WILL NOT BE CONSIDERED AT OCTOBER 21, 2019 PLANNING COMMISSION MEETING

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

# Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

# Goodhue County Land Use Management

**Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066**

***Lisa M. Hanni, L.S. Director*** — ***County Surveyor / Recorder***

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

**To:** Planning Advisory Commission
**From:** Land Use Management
**Meeting Date:** October 21, 2019
**Report date:** October 11, 2019

**TABLED: Request for Map Amendment (Rezone)**
Request for map amendment submitted by Colleen Hill (Owner) to rezone 15.23 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District).

**Application Information:**
Applicant: Colleen Hill
Address of zoning request: 1790 Bluebird Lane
Parcel: 31.001.43000
Legal Description: Part of the NW 1/4 of the NE ¼ of Sect 1 Twp 112 R15 in Featherstone Township (see enclosed Certificate of Survey for detailed property legal descriptions).
Zoning District: A3 (Urban Fringe)

**Attachments and links:**
Updated sketch plan
Featherstone Township September 10, 2019 meeting minutes
City of Red Wing Letter
June 2019 Rezone Staff Report Packet
Goodhue County Zoning Ordinance (GCZO):
http://www.co.goodhue.mn.us/DocumentCenter/View/2428

**UPDATE:**
The map amendment application was tabled by the Goodhue County Planning Commission at the May 13, 2019 meeting to gather additional input from the city of Red Wing and Featherstone Township.

The Applicant's initial subdivision "sketch plan" proposed to split the property into 6 lots. Following feedback from the Featherstone Planning Commission, the Applicant reduced the number of proposed new lots to two.

Following the sketch plan alteration, the Applicant had the proposal reviewed at two Featherstone Township Planning Commission meetings (5/14/19 and 9/3/19) as well as a Featherstone Town Board meeting (9/10/19) (see attached Featherstone Township meeting minutes) and the Township is not opposed to the amended application. The city of Red Wing also reviewed the sketch plan amendments and have provided a letter stating they are not opposed to the rezone with the reduced number of lots.

It is important to note that the Applicant is currently only requesting to rezone the property to R1 to allow him the opportunity to request to subdivide the parcel via the platting process in the future. The property cannot be split currently as it is zoned A3 requiring a minimum of 35 acres per parcel. The platting process requires an additional public hearing by the Planning Commission to review proposed number of lots, sizing, configuration, access, drainage, and landscaping.

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

recommend that the County Board of Commissioners **APPROVE** the map amendment request from Colleen Hill (Property Owner) to rezone parcel 31.001.43000 from A3 (Urban Fringe District) to R1 (Suburban Residence District).

# DOUG AND COLLEEN HILL

# NOTES ON PROPOSED PROPERTY SPLIT

# 8/14/2019

The subject property was purchased from Colleen's parents, Tom and Margaret Comstock in 1986. The property has not been under till for at least 50 years, due to poor soil quality. The included parcels are:

| PARCEL NUMBER | DEEDED ACRES | ZONING | DESCRIPTION | BUILDING STATUS |
|---|---|---|---|---|
| 310013201 | 3.29 | A3 | Property is accessed from Pioneer Road | One approved residential building site. No buildings are on the site. |
| 310013401 | 0.62 | A3 | Property is accessed from Pioneer Road | One approved residential building site. No buildings are on the site. |
| 310014300 | 14.91 | A3 | Property is accessed through easement on 311100020. | One approved residential building site. One residence on the site. |
| 311100020 | N/A | R1 | Lot is part of Comstock's Addition. Platted lot 2 plus 30 ' of lot 3 | Approved, platted, building site. No buildings are on the site. |

We constructed a home in 1986 and added outbuildings during the time we lived in the home. The home has been rented for 20 years, with the anticipation we might return to Red Wing. As a result of family circumstances, this will not be possible. We no longer wish to be long-distance landlords, but would like to keep the non-occupied property for potential future sale.

After meetings with Goodhue County, the City of Red wing, the Goodhue County Planning Commission, and Featherstone Supervisors, the original plan to divide parcel 310014300 into 6 parcels seems to not be viable.

As a result of these meetings, a consensus plan that seems to work is as follows:

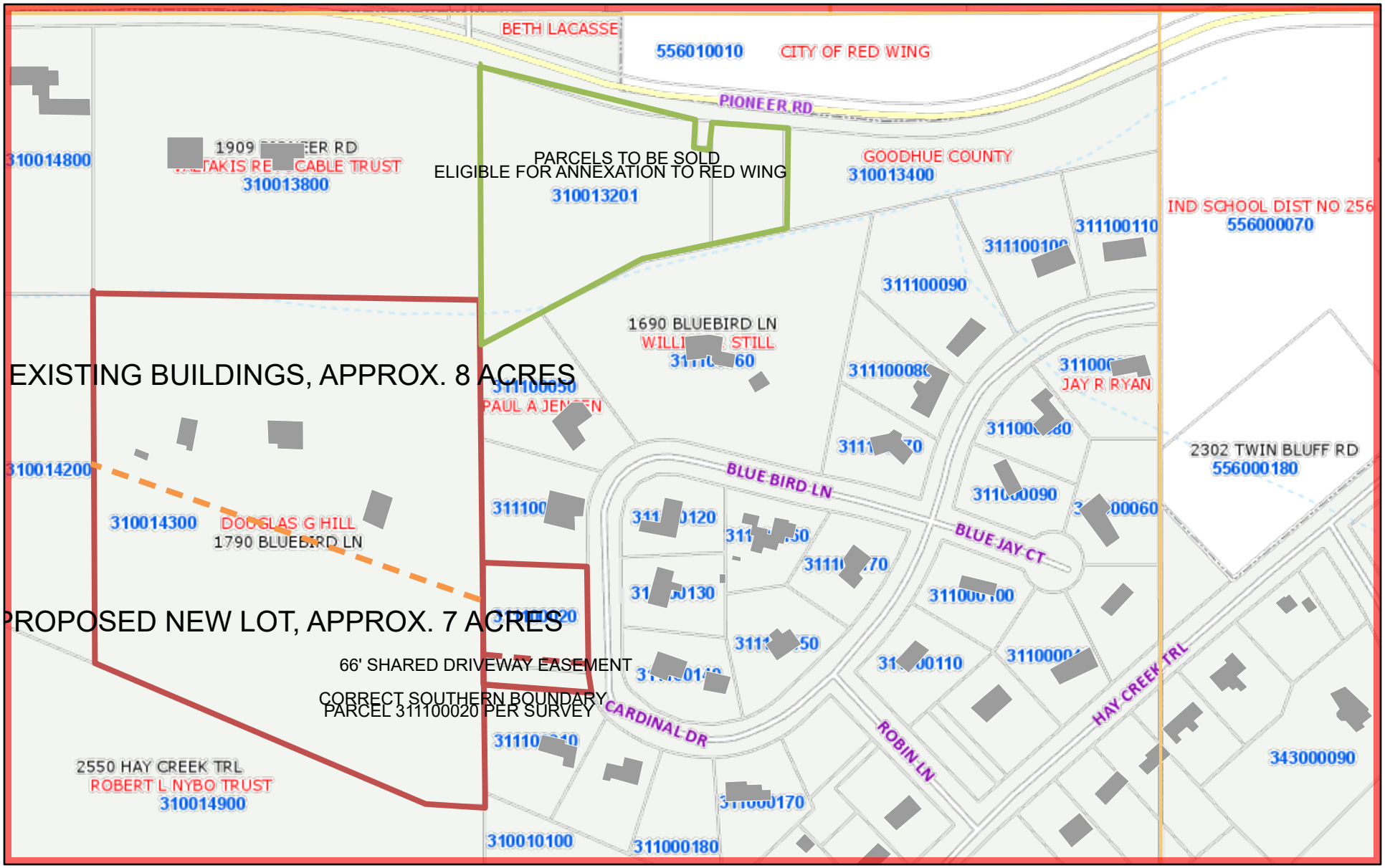
- Parcels 310013201 and 310013401-Offer for sale with possible annexation to Red Wing.
- Parcel 310014300-We are requesting that this parcel be split into 2 large-acreage buildable lots. The northern lot is approximately 8 acres and contains all existing buildings on the Parcel. The southern lot would be approximately 7 acres of level land. Currently, there are no buildings on this property. The Goodhue County Zoning Ordinance allows for a properly recorded shared driveway access easement of 66 feet to access a maximum of 2 lots that do not front on a public road (Article 21, Section 5, Subdivision 4,B).
- Parcel 311100020- This lot is a combination of original lots 2 and 3 and as such would provide a 66 foot shared-driveway easement to Parcel 310014300. The existing lot is 50,500 square feet with 250 feet of road frontage. After allowing for a 66 foot easement for a shared driveway, the lot measures 38,500 square feet with 184 feet of frontage. After allowing for the easement, the lot fully complies with Goodhue County zoning requirements (Article 24, Section 5) of 20,000 square foot minimum lot size, minimum width of 100 feet (actual is 190 feet), and minimum depth of 125 feet (actual is 200 feet). Per Goodhue County Zoning Ordinance (Article 21, Section 5, Subdivision 4,A) the minimum road frontage required is 33 feet (actual is 190 feet after deducting for the easement). This lot would continue to be a buildable lot, as it currently exists.

We are attaching sketch drawings for your review.

Thank you for your consideration,

Doug and Colleen Hill

# ArcGIS WebMap




August 14, 2019

1:3,240

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

LandBaseTPV_7227

StructuresAGOL_4205

Township or Other Roads

Major Roads 4,800

US Highway

State Highway

County Roads 4,800

County Roads - Gravel

County Roads - Paved

Township or Other Roads

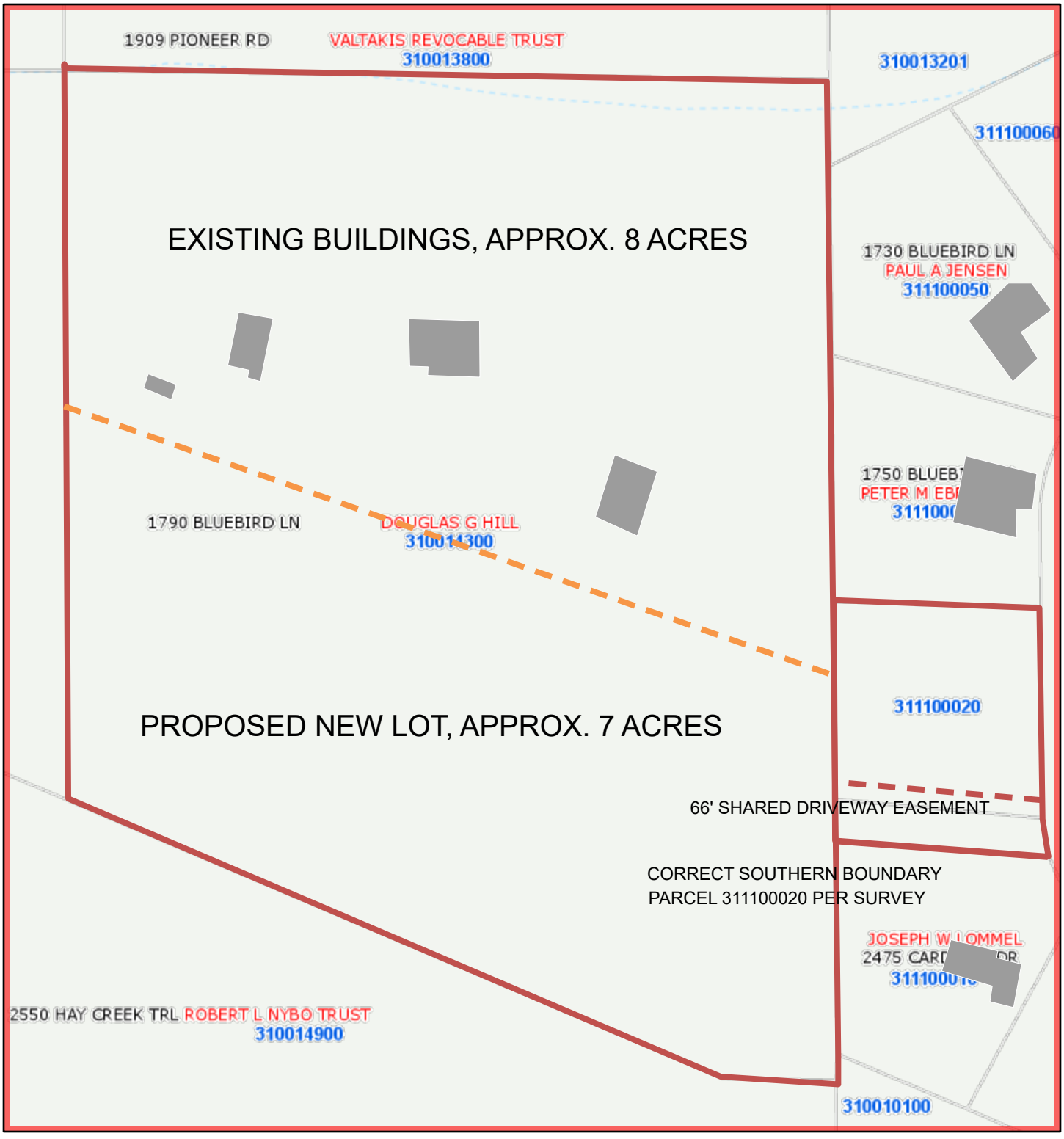
Township or Other Roads

Township or Other Roads

ESRI Major Roads

ArcGIS WebApp Builder

# ArcGIS WebMap




August 14, 2019

1:1,680

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

- LandBaseTPV_7227
- StructuresAGOL_4205
- Township or Other Roads

Major Roads 2,400

- US Highway
- State Highway

County Roads 2,400

- County Roads - Gravel
- County Roads - Paved
- Township or Other Roads
- Township or Other Roads
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# ArcGIS WebMap


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| | |
|---|---|
| **From:** | Doug Hill |
| **To:** | Bechel, Ryan |
| **Cc:** | "Amy Anderson"; "Featherstone Township" |
| **Subject:** | Doug Hill Zoning |
| **Date:** | Thursday, September 12, 2019 9:53:50 AM |
| **Attachments:** | scan_drogness_2019-09-09-11-39-18.pdf |



Ryan,

On Tuesday night the Featherstone Town Board approved the concept of splitting the property into 2 parcels. The only requests they had was a review of the easement agreement for access to the two properties and that the driveway serving the platted lot be accessed through the same road entrance as the easement to avoid adding another entrance off of Bluebird Lane.

I have also received a letter of approval from Red Wing ( attached).

I believe that we can now reactivate the change in zoning request submitted earlier. Could you please take care of this and outline the procedures I need to follow?

Assuming this is approved, is my next step to submit the plat of the property? What is the schedule for doing this? Can such a plat be prepared prior to a physical survey of the property? I would prefer not to invest the money into a survey until I am certain that a plat is approved.

Thank you for your persistence and all of your help!

Doug Hill

# Featherstone Township Board of Supervisors Minutes

## September 10, 2019.

**Present**:, Board Members - Carl Bang, David Schwartau, Allan Larson, Lee Kloeckner, Chuck Kinney, Maintenance - Dave Pearson  Planning Commission - Lyle Dicke, Residents - Todd Dicke, Doug Hill, (Amy Anderson Attorney for Doug Hill) John and Steve Lang, Sheriffs' office Josh Hanson.

**Acceptance of agenda:** ALLAN LARSON moved and DAVID SCHWARTAU second ed to accept the agenda. carried

**Minutes of previous meeting**: DAVID SCHWARTAU moved and ALLAN LARSON second to accept minutes of August meeting , carried

**Treasurer's report** Checking $86,789.54  MMA $302,507.82 ALLAN LARSON Moved to accept the report. DAVID SCHWARTAU Second .Carried

**Bills presented**.  DAVID SCHWARTAU Moved ALLAN LARSON second carried

| | | |
|---|---|---|
| Verizon | Internet Service | **$ 50.08** |
| Dave Pearson | | |
| PERA | | |
| Luhman's Construction Co | Inv # 12793  11.15 Yd Cl 5<br>Inv #12780  29.17 yd Cl 5<br>Inv # 12758  23.65 yd Cl 5<br>Inv # 12763  35.81 yd Cl 5 | $ 91.38<br>$239.05<br>$193.81<br>$293.46<br>**Total $817.70** |
| Nuss Truck & Equipment | Inv #166719<br>Elec malfunction, air leak at parking brake | **$430.38** |
| Mike Bonnie | August mowing | **$275.00** |

**Sheriff's report**: Josh Hanson stated County has experienced an uptick in burglaries, the office believes they are drug related.  Discussed Off Road vehicle use, office has observed an increase, vehicle registration required, and expressed the need for youth to wear helmets.

**Planning Commission report**: Lyle Dicke

-Todd Dicke requested a variance from the "200' frontage to road requirement".  Variance was presented to the planning commission at its August meeting and approved.  DAVID SCHWARTAU made motion to accept split in Sec 31 building site and accept variance of 100' in Sec 32.  ALLAN LARSON second. Carried

-Steve Lang presented a request to build a storage shed, Lang has purchased to property off 289th Street. Planning commission approved.  DAVID SCHWARTAU made motion to approve ALLAN LARSON second. Carried

-Doug Hill presented a proposal to split parcel 31.001.4300 and establish a 66' wide easement in parcel 311100020 that will provide access to the split parcels and parcel 311100020. Planning commission approved.

David Schwartau moved and Allan Larson seconded to approve the proposed plan, pending final approval of the plat and easement by this town board to split parcel 31.001.4300 as shown on diagrams while maintaining the current built site and allowing a building site on the vacant portion and establish a 66 foot wide easement along the southern portion of parcel 31.110.0020 to provide access. The platted lot shall continue to be buildable. All three properties shall use the easement area for access. Motion carried.

**Road Maintenance Report**: Dave Pearson informed the Board that the remainder of the rock was supplied by Brunning Rock. All identified rock placements have now been completed for this summer.

**Old Business**: Joint Resolution as drawn up by the City of Red Wing was reviewed approved and signed. ALLAN LARSON moved to accept resolution as written DAVID SCHWARTAU second, carried.

**New Business**: Dave Pearson notified the board of his intent to retire from his position August of 2020.

**Next meeting** 10/8 Meeting adjourned at 9:22 p.m.

Chuck Kinney

Temporary Deputy Clerk

TO: Doug and Colleen Hill

FROM: Dan Rogness, Community Development Director

DATE: September 9, 2019

RE: Proposed Property Subdivision

I am in receipt of your most recent email dated September 5, 2019 regarding a proposed property subdivision that you are processing with Featherstone Township and Goodhue County. I am also in receipt of Ryan Bechel's email dated September 9, 2019 that refers to a potential (county) rezoning to R1.

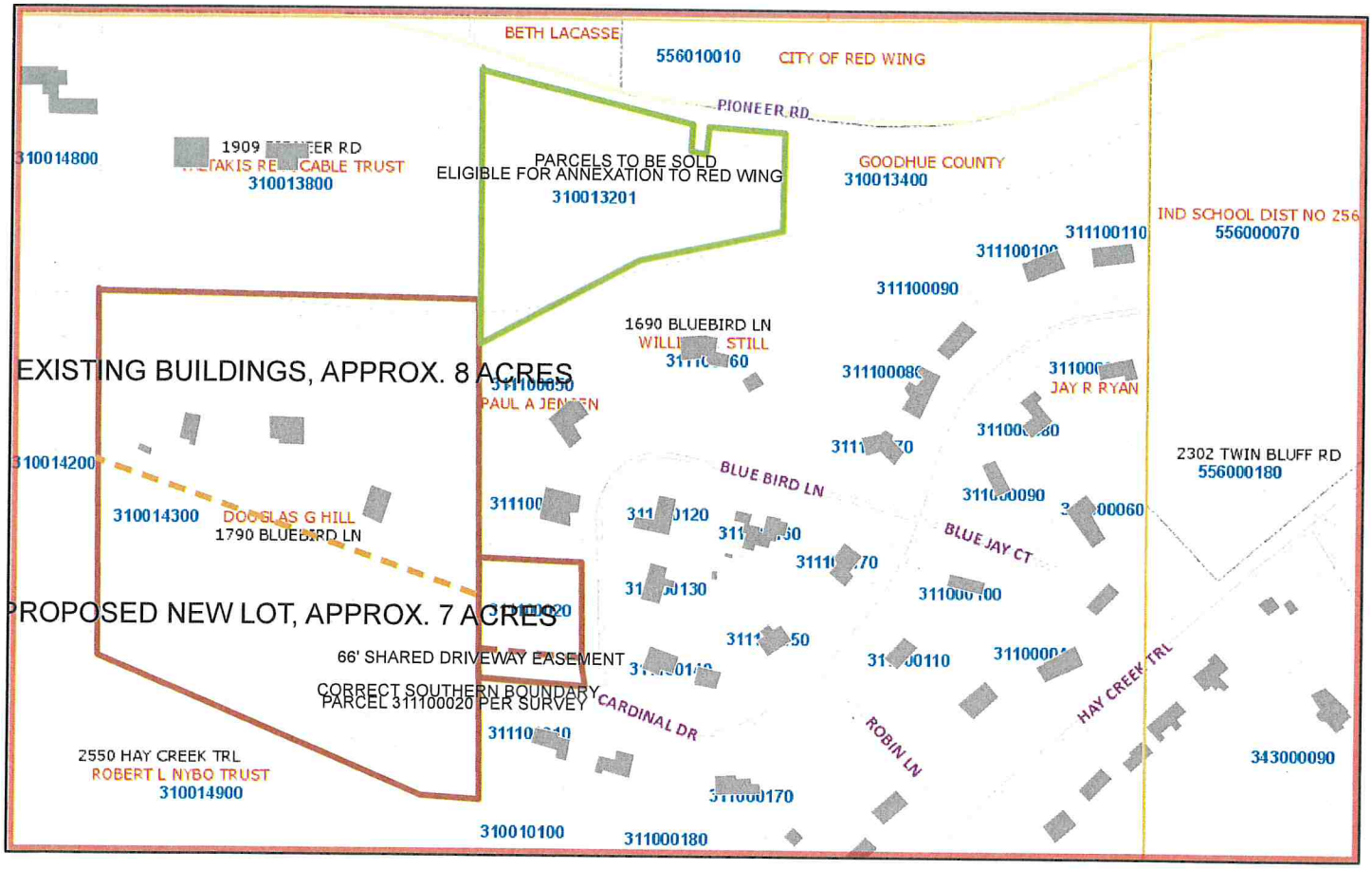
The city is in general support of this proposed action, which would meet our standards as it relates to low density residential property. The city's Agricultural Residential (AG) zoning district allows residential lots at a minimum of five acres. If any portion of this property were to be annexed into the city, it would likely be zoned to Single Family Residential (R-1), which has a minimum lot size of 7,200 square feet. The proposed 66' wide easement should adequately provide access across PID 31.110.0020 to the proposed future lots to the west. Other parcels adjacent to Pioneer Road would need access from that street.

Please contact me or Steve Kohn if you have further questions at 651-385-3697, or at dan.rogness@ci.red-wing.mn.us.

Attachment:

1. Diagrams attached to the 9/05/19 email from Hill.

# ArcGIS WebMap

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ArcGIS WebApp Builder

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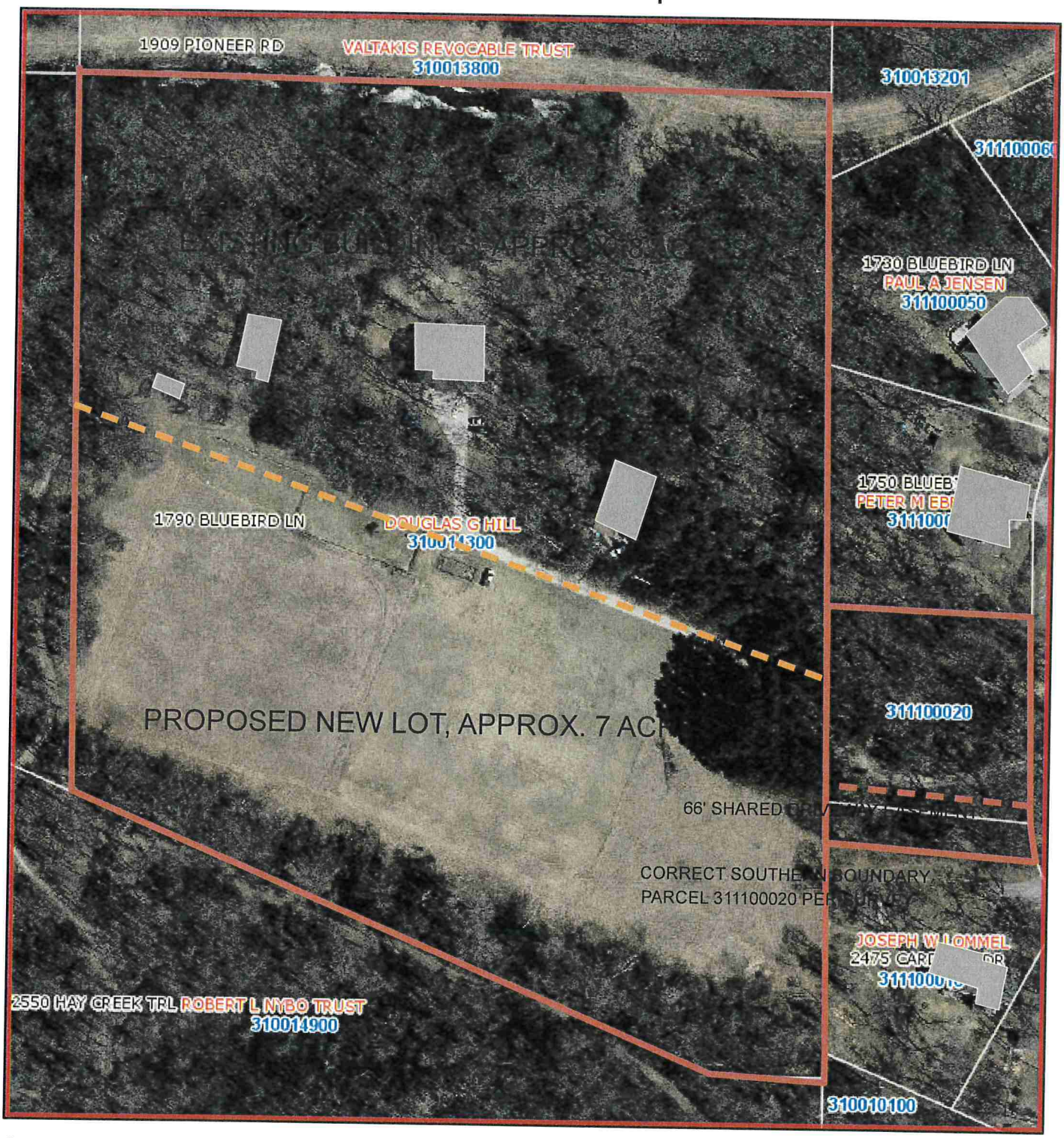


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ArcGIS WebApp Builder

# Goodhue County Land Use Management

**Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066**

***Lisa M. Hanni, L.S. Director*** — ***County Surveyor / Recorder***

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

**To:** Planning Advisory Commission
**From:** Land Use Management
**Meeting Date:** May 13, 2019
**Report date:** May 3, 2019

**PUBLIC HEARING: Request for Map Amendment (Rezone)**
Request for map amendment submitted by Colleen Hill (Owner) to rezone 15.23 acres from A3 (Urban Fringe District) to R1 (Suburban Residence District). Parcel #31.001.4300 1790 Bluebird Lane, Red Wing, MN 55066. Part of the NW 1/4 of the NE ¼ of Sect 1 Twp 112 R15 in Featherstone Township.

**Application Information:**
Applicant: Colleen Hill
Address of zoning request: 1790 Bluebird Lane
Parcel: 31.001.43000
Legal Description: Part of the NW 1/4 of the NE ¼ of Sect 1 Twp 112 R15 in Featherstone Township (see enclosed Certificate of Survey for detailed property legal descriptions).
Township Information: The Applicant has been in communication with Featherstone Township. The Township has the property currently zoned R-1. The Applicant plans to attend a Featherstone Township Meeting to be held on May 14, the day after the PAC Meeting.
Zoning District: A3 (Urban Fringe)

**Attachments and links:**
Application and submitted project summary
Site Map(s)
Project Review (Rezone)
Goodhue County Zoning Ordinance (GCZO):
http://www.co.goodhue.mn.us/DocumentCenter/View/2428

**Overview:**
The Applicant (Owner: Colleen Hill) has submitted a "change of zone" request involving a 15.23 acre parcel of property in Featherstone Township. The Applicant is requesting to rezone the 15.23-acre parcel from A3 (Urban Fringe District) to R1 (Suburban Residence District) to allow the potential for development of a residential subdivision. A concept plan has been included with the Change of Zone Application that indicates an intent to subdivide the property into six lots, one of which would include an existing dwelling located on the subject property. The current A-3 zoning classification will not allow further subdivision of the property into additional dwelling because of the District's 35 acre parcel minimum. If the Change of Zone request is approved by the County it is the intent of the Applicant to propose a residential subdivision that would be subject to the County's Platting requirement as spelled out in the Goodhue County Subdivision Controls Ordinance.

Featherstone Township already has the subject property designated within an R-1 Zone. The Applicant will be attending the May 14, 2019, Featherstone Township Board of Supervisors Meeting. Any comments offered by the Township Board can be presented to County Board. Since the County Board will also hold a public hearing to consider the Change of Zone request, Township Officials are also welcome to attend the County Board Meeting (expected to be considered at the June 4, 2019 – Board Meeting) and offer comments.

**Project Summary:**

**Property Information:**

- The subject property consists of a single parcel comprising 15.23 acres. The applicant also own an abutting property (Parcel #311100020 – approximately 1.05 acres), located within the Comstock 2nd Addition (residential subdivision). This lot is already within an R-1 Zone and provides a means of connecting to Bluebird Lane (a Township Road).
- The property is currently zoned A3. Adjacent properties to the north, south and west are zoned A3; residential subdivision to the east is zoned R-1..
- The subject property is surrounded by residential development and wooded open space. The subject property is located immediately west of the Comstock 2nd Addition and the Comstock Subdivision.
- The properties are not located within a Historic Preservation District. It is not anticipated that any scenic or historic amenities will be negatively impacted as a result of the proposed rezone.
- The parcel is not designated Shoreland or Floodplain. There are some steep slopes and areas that qualify as Blufflands along the northern portion of the parcel. Blufflands and tree and vegetative alterations are regulated by Goodhue County's Zoning Ordinance. Any future disturbance to these natural features would be required to conform to the requirements in place designed to protect these sensitive areas from the potential negative impacts of development.
- The Applicant has made Featherstone Township Clerk (Chuck Schwartau) aware that they have applied to the County for the Change of Zone. The Applicant will attend a Township Board Meeting to be held on May 14, 2019. The Township currently has the property zoned: R-1. Generally, Featherstone Township has been receptive to residential development in Section 1.

**Proposed Uses:**

- The Applicant has included a concept plan with the Zoning Map Amendment request indicating their intent to subdivide the property into six residential lots served by a cul-de-sac street extending from Bluebird Lane to the east. The concept plan includes proposed lot sizes ranging from 1.8 acres to 3.8 acres. One of the proposed lots would include the existing dwelling currently located on the property. If the Zoning Map Amendment is approved, the Applicant intends to make application to subdivide the property including submittal of Preliminary and Final Plats including information referenced within the County's Subdivisions Controls Ordinance.

**Planning Information:**

- The R1 District is intended to provide a district that defines and protects areas suitable for low to medium density residential development as the principal use of the land and to allow related facilities desirable for a residential environment. It is also intended that the district allows varying densities of development in accordance with the ability to provide water and sewer facilities.
- The property is currently used as a dwelling site and is mostly wooded with a few acres of pasture land. There are is no registered feedlots on the property or within 1000 feet of the parcel. There are no soils within the parcels that are recognized as prime farmland of statewide significance.
- The proposed rezone appears compatible with the goals and objectives of the Goodhue County Comprehensive Plan:

  "Support the establishment of rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County"

  "*Soils with Prime Farmland Rating shall be protected from residential development whenever possible*"
- Section 1 includes a combination of A-3 and R-1 Zoned Areas. Currently there are 70 dwellings located within Section 1. The Applicant has consulted with City of Red Wing Planning and have indicated that the City is not interested in annexing the subject property. The City has been mailed a public notice for this item.

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

recommend that the County Board of Commissioners **APPROVE** the map amendment request from Colleen Hill (Property Owner) to rezone parcel 31.001.43000 from A3 (Urban Fringe District) to R1 (Suburban Residence District).

# MAP 01: PROPERTY OVERVIEW


## Planning Advisory Commission

Public Hearing
May 13, 2019

Colleen and Doulas Hill
A3 Zoned District

Parcel 31.001.4300
Part of NW ¼ NE ¼
Sect 01 Twp 112 R15 in
Featherstone Township

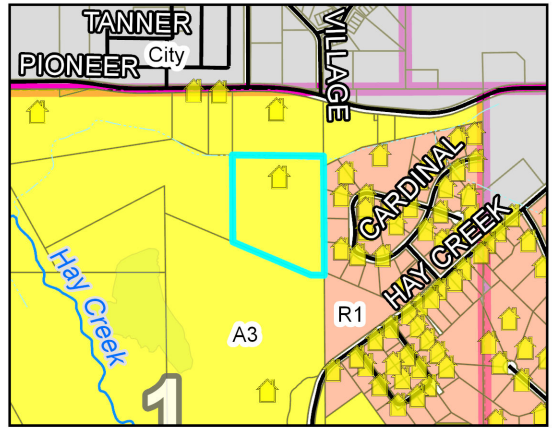
Map Amendment request to
rezone 15.23 acres from A3 to R1

### Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities

**Bluff Impact Zones (% slope)**
- 20
- 30

**FEMA Flood Zones**
- 2% Annual Chance
- A
- AE
- AO
- X



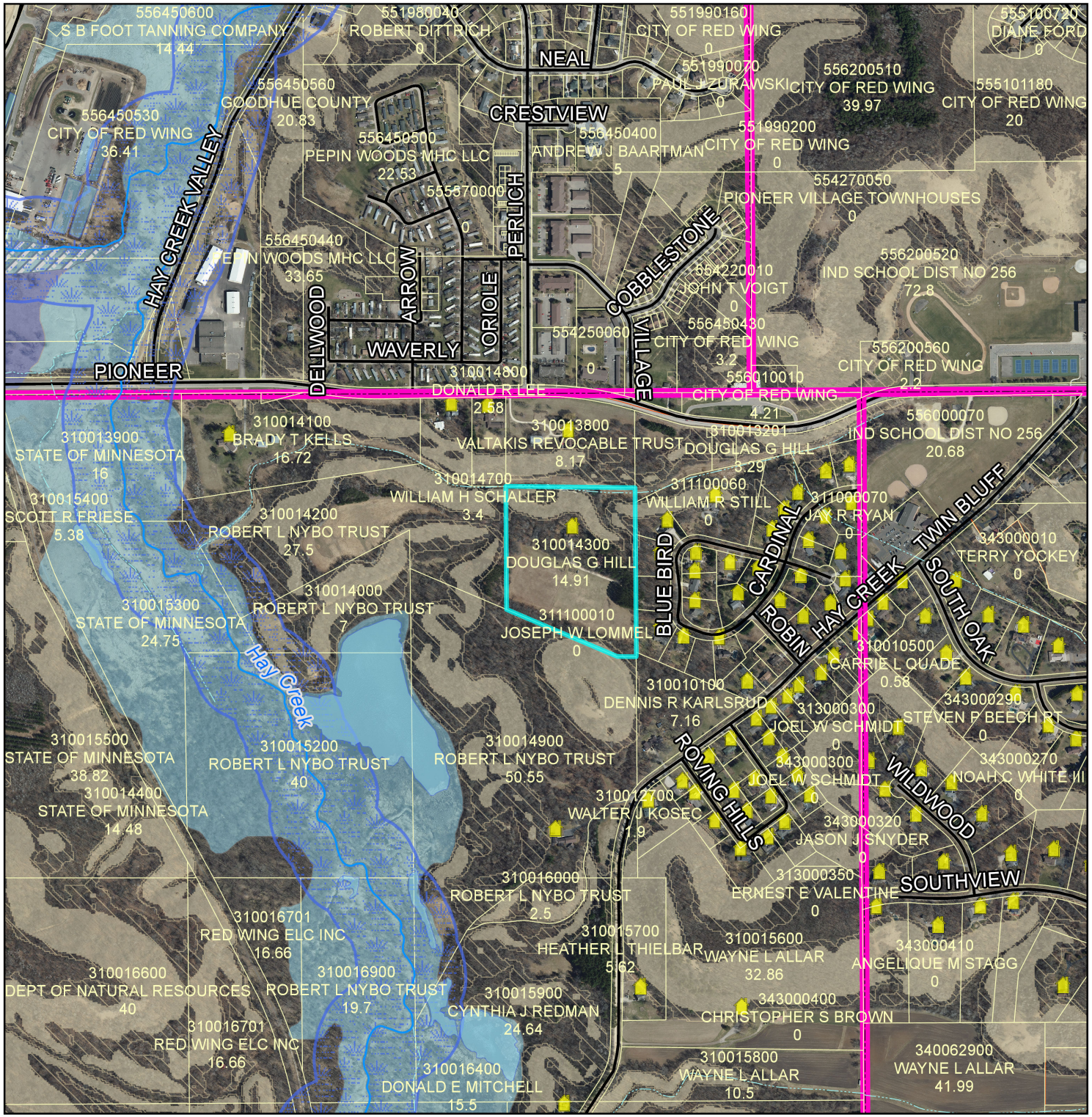

0 50 100 200 300
US Feet



N

2018 Aerial Imagery
Map Created April, 2019 by LUM

# MAP 02: VICINITY




## Planning Advisory Commission

Public Hearing
May 13, 2019

Colleen and Doulas Hill
A3 Zoned District

Parcel 31.001.4300
Part of NW ¼ NE ¼
Sect 01 Twp 112 R15 in
Featherstone Township

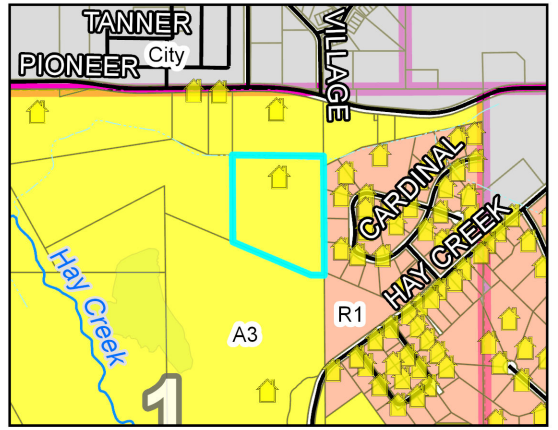
Map Amendment request to
rezone 15.23 acres from A3 to R1

### Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities

**Bluff Impact Zones (% slope)**
- 20
- 30

**FEMA Flood Zones**
- 2% Annual Chance
- A
- AE
- AO
- X



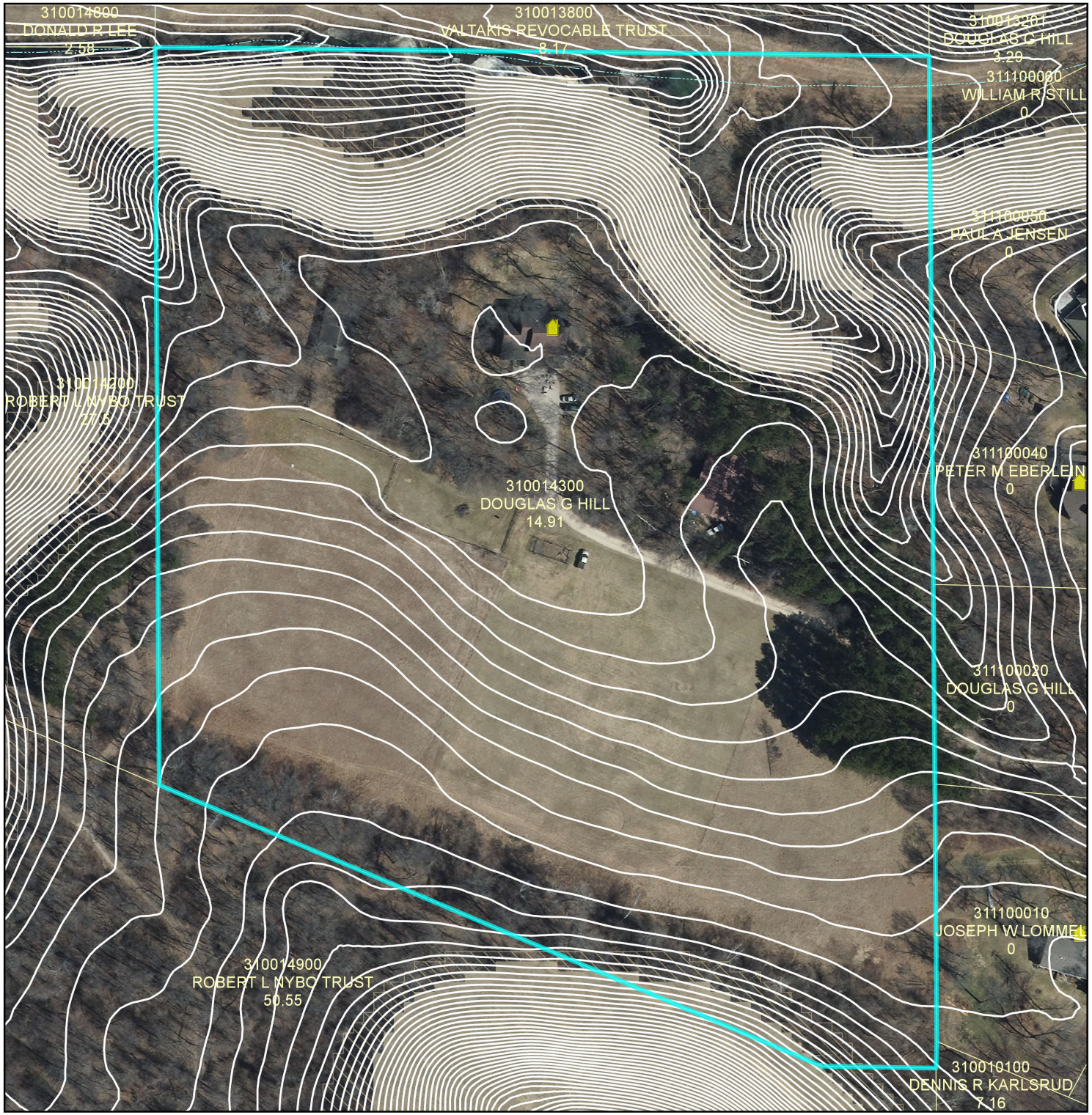

0 320 640 1,280 1,920
US Feet



N

2018 Aerial Imagery
Map Created April, 2019 by LUM

# MAP 03: ELEVATION (2-foot contours)




## Planning Advisory Commission

Public Hearing
May 13, 2019

Colleen and Doulas Hill
A3 Zoned District

Parcel 31.001.4300
Part of NW ¼ NE ¼
Sect 01 Twp 112 R15 in
Featherstone Township

Map Amendment request to
rezone 15.23 acres from A3 to R1

### Legend

- Intermittent Streams
- Protected Streams
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- Shoreland
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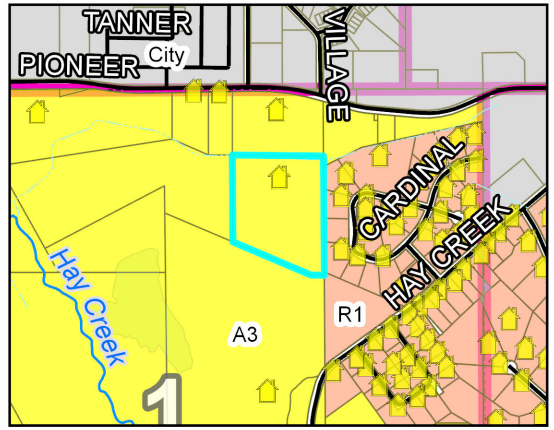
**Bluff Impact Zones (% slope)**
- 20
- 30

**FEMA Flood Zones**
- 2% Annual Chance
- A
- AE
- AO
- X

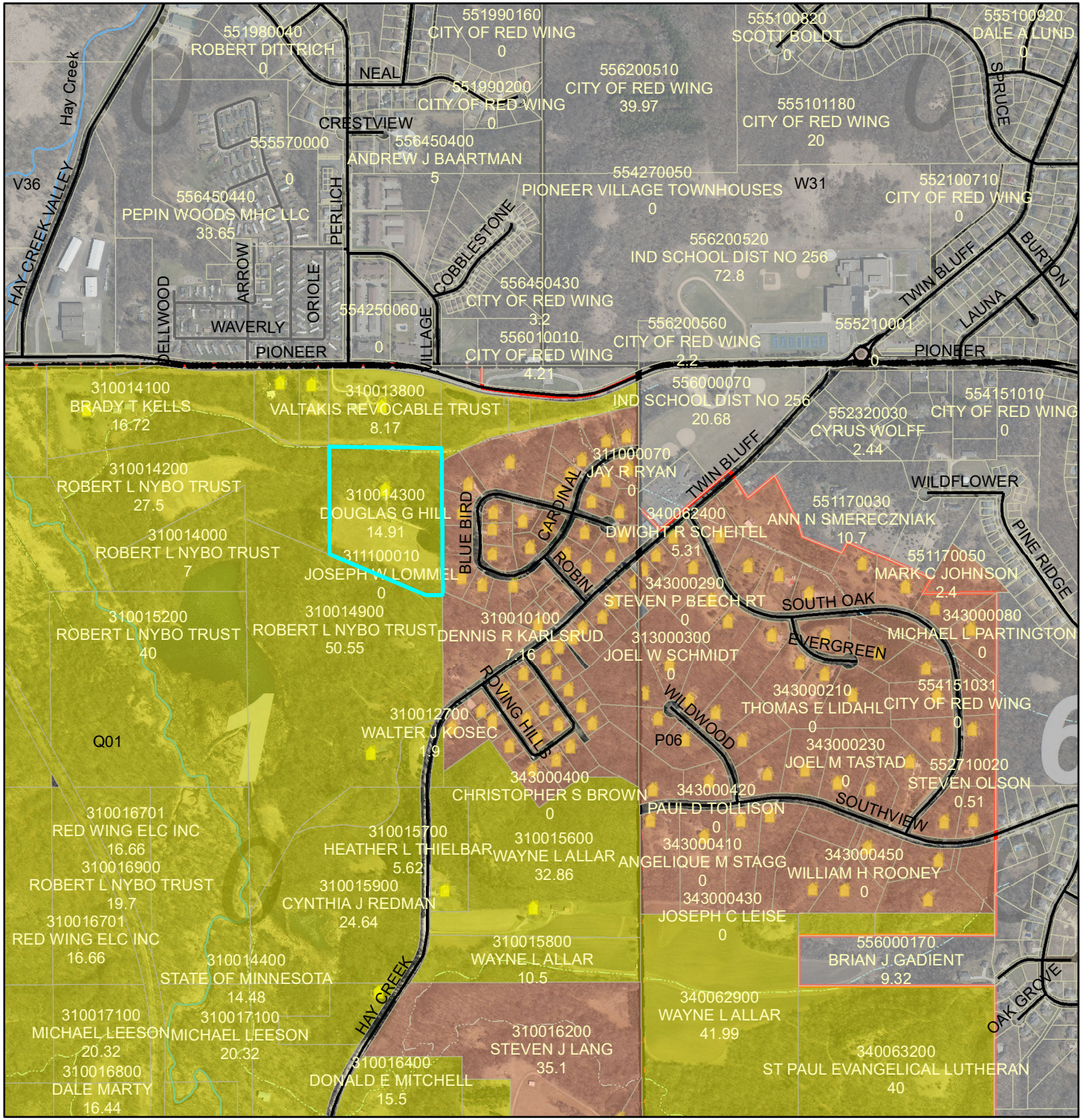



0 50 100 200 300 US Feet



N

2018 Aerial Imagery
Map Created April, 2019 by LUM




Colleen Hill - Change of Zone Request
A3 (Urban Fringe) to
R-1 (Suburban Residence)

Area Zoning Map

**Legend**

- A1 - Agricultural Protection
- A2 - Agricultural
- A3 - Urban Fringe
- B1 - General Business
- B2 - Highway Business
- I - Industry
- MXH - Mixed Use
- R1 - Suburban Residential
- SCN - Cannon River Scenic
- Within City Limits
- Tax Parcel
- Section Line
- Road
- Municipal Boundaries
- Dwelling Point
- FLOODWAY

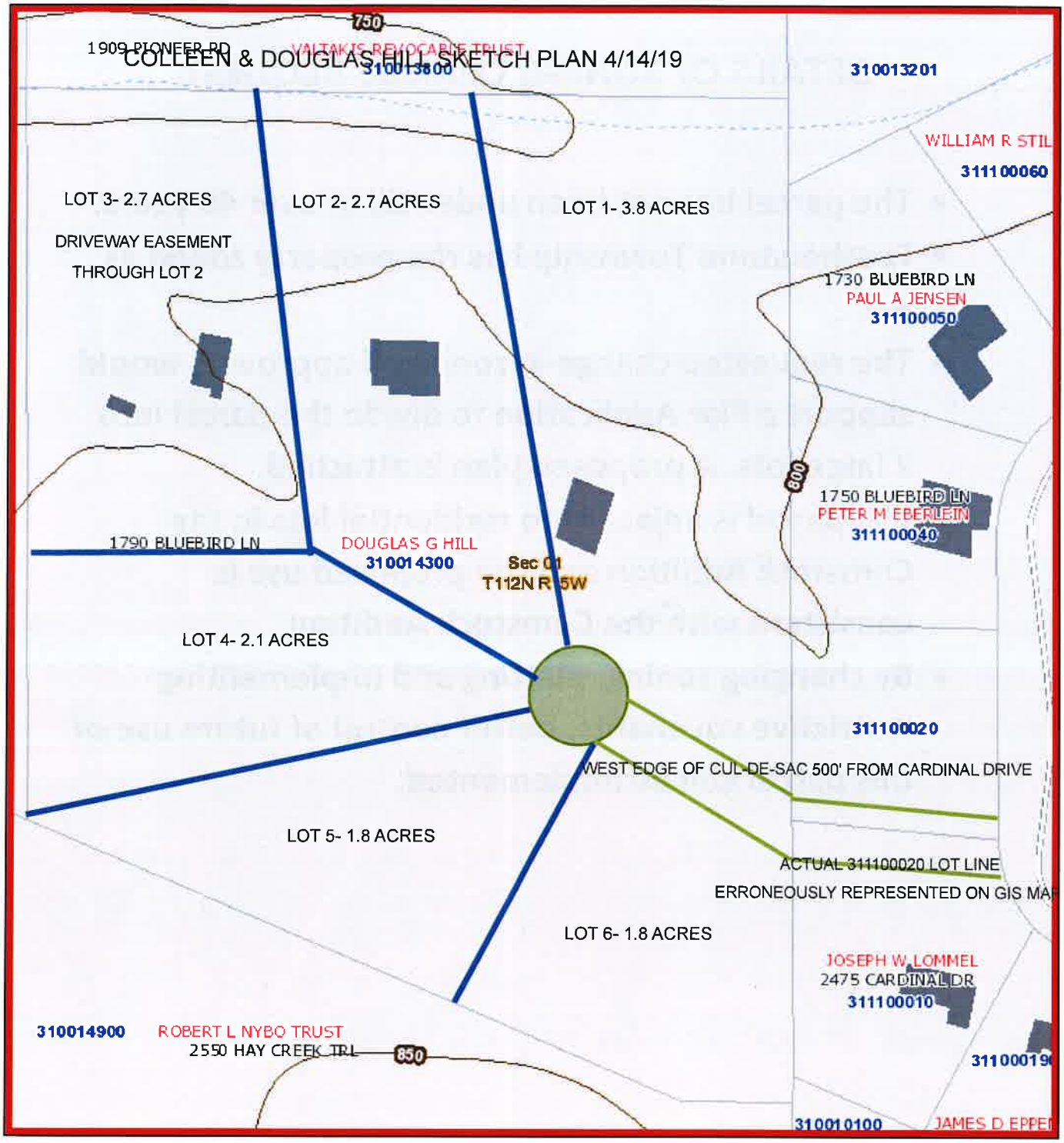
0 265 530 1,060 1,590 2,120 Feet



2018 Aerial Imagery

Map Created 2016 Kate Eiynck

# ArcGIS WebMap




April 15, 2019

1:1,680

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

50ft Contour Intervals - brown

Full Address

PIN

Full Name

Red Wing Structures

Goodhue County

ArcGIS WebApp Builder

# ArcGIS WebMap


April 15, 2019

1:1,680

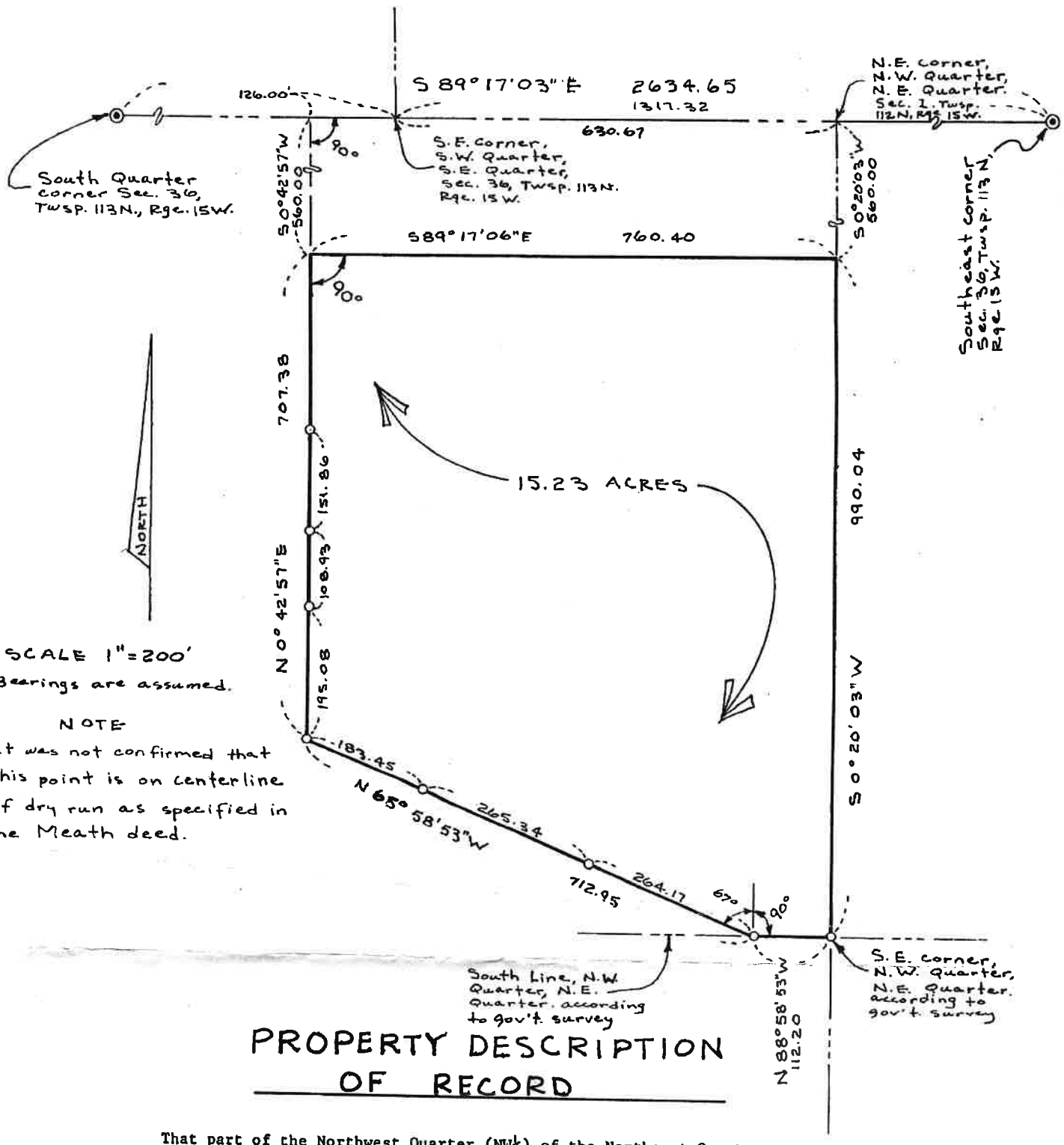
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

- 50ft Contour Intervals - brown
- Full Address
- PIN
- Full Name
- Red Wing Structures

Goodhue County

ArcGIS WebApp Builder




SCALE 1"=200'

Bearings are assumed.

NOTE

It was not confirmed that this point is on centerline of dry run as specified in the Meath deed.

## PROPERTY DESCRIPTION OF RECORD

That part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 1, in Township 112 North, of Range 15 West, Goodhue County, Minnesota, described as follows, to-wit:

Commencing at the northeast corner of the NW¼ of the NE¼ of said section 1; thence south on the east line of the NW¼ of the NE¼ of section 1, in township 112 north, of range 15 west, 560 feet for the point of beginning of the land herein to be described; thence south to the southeast corner of the NW¼ of the NE¼ of section 1, in township 112 north, of range 15 west; thence west 112.2 feet; thence north 67 degrees west 680 feet, more or less, to a point on said course which is due south of a point described as being a point on the north line of Section 1, distance 126 feet west of the southeast corner of the SW¼ of the SE¼ of section 36, in township 113 north, of range 15 west; thence north to a point due west of the point of beginning and 560 feet south of that point described as a point on the north line of section 1, distance 126 feet west of the southeast corner of the SW¼ of the SE¼ of section 36, township 113 north, range 15 west, said point due west of the point of beginning also being described as the southeast corner of land owned by Sharon and James Meath; thence due east to the point of beginning.

○ DENOTES PLACED 1 INCH BY 18 INCH IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR REGISTRATION NUMBER 19090, UNLESS OTHERWISE INDICATED.

● DENOTES FOUND IRON MONUMENT.

CERTIFICATE OF SURVEY for DOUGLAS & COLLEEN HILL

BOOK – PAGE –

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of MINNESOTA

Robert Reseker 19090 13 July 1989
reg. no. / date

JOHNSON SCOFIELD INC.
LAND SURVEYORS
1203 MAIN STREET · RED WING · MN 55066 612 · 388 · 1558
Wabasha County Surveyors
Wabasha County Courthouse · Wabasha · MN 55981
612 · 565 · 3244

1

# GOODHUE COUNTY ZONING DISTRICT CHANGE APPLICATION

Parcel # 310014300 Permit # Z19.0022

## PROPERTY OWNER INFORMATION

| | | | |
|---|---|---|---|
| Last Name Hill | First Colleen | M.I. A. | Date of Birth 11/12/52 |
| Street Address 1055B Cottonwood Pass Road | | | Phone |
| City Gypsum | State CO | Zip 81637 | Attach Legal Description as Exhibit "A" ☑ |
| Authorized Agent | | | Phone |
| Mailing Address of Landowner: | | | |
| Mailing Address of Agent: | | | |

## PROJECT INFORMATION

Site Address (if different than above): access at 1790 Bluebird Lane, Red Wing, MN 55066

Lot Size 14.91 Acres | Structure Dimensions (if applicable)

Existing Zone A-3 Proposed Zone R-1

Existing Use Single family home

Proposed Use: Plat for low-density home sites

## DISCLAIMER AND PROPERTY OWNER SIGNATURE

*I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.*

Signature of Landowner Colleen Hill Date 4-12-19

Signature of Agent Authorized by Agent

## TOWNSHIP INFORMATION

Township Zoning Permit Attached? ☐ If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the variance request.

| Signature | Title | Date |
|---|---|---|
| | | |

Comments:

16731 - 4.22.19. ($350^{00}$)

## COUNTY SECTION

COUNTY FEE $500 RECEIPT # _____ DATE PAID _____

Applicant requests a variance from Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name_____ Zoning District _____

Date Received_____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____Approve _____ Deny Conditions:

## APPLICANT FINDINGS OF FACT
## AND SUPPORTING INFORMATION REGARDING ZONING DISTRICT CHANGE APPLICATION

1. How does the requested change compatible with the Goodhue County Comprehensive Plan?

The requested change recognizes that this property has been non-agricultural for over 40 years and is adjacent to a residential neighborhood. The proposed change is consistent with this neighborhood.

2. What is the cumulative effect of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel?

Minimal effect as private sewer and water systems will be used. The proposed use is a low-density development with negligible traffic increases.

3. Is the zoning change compatible with the affected Township and any cities located within 2 miles of the proposed parcel?

Featherstone Township currently has this parcel zoned R-1. This action will result in a consistent zoning for the Township and Goodhue County.

# DETAILS OF ZONING CHANGE REQUEST

- The parcel has not been under-till in over 40 years.
- Featherstone Township has the property zoned as R-1
- The requested change in zoning, if approved, would support a Plat Application to divide the parcel into 7 large lots. A proposed plan is attached.
- The parcel is adjacent to residential lots in the Comstock Addition and the proposed use is consistent with the Comstock Addition.
- By changing zoning, platting and implementing restrictive covenants, better control of future use of this parcel will be implemented.

# Goodhue County Land Use Management

**Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066**

***Lisa M. Hanni, L.S. Director*** — ***County Surveyor / Recorder***

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

**To:** Planning Commission
**From:** Land Use Management
**Meeting Date:** October 21, 2019
**Report date:** October 11, 2019

## PUBLIC HEARING: CUP Request to Establish Feedlot and Liquid Manure Storage Exceeding 500,000 Gallons (Circle K Family Farms)

Request for CUP amendment, submitted by Circle K Family Farms (owner/operators), for an estimated 815 Animal Unit expansion of an existing 2059 Animal Unit swine Feedlot and construction of animal waste storage pits exceeding 500,000 gallons.

## Application Information:

Applicant: by Circle K Family Farms (owner/operators)
Address of zoning request: 35559 CTY 45 BLVD, Lake City, MN 55041
Parcel(s): 26.011.0501
Abbreviated Legal: Part of the S ½ of the NW ¼ and the N ½ of the SW ¼ of Sect 11 Twp 111 Range 14 in Belvidere Township.
Zoning District: A2 (Agriculture District)

## Attachments and links:

Application and project summary (excerpt of submitted materials; full submittal upon request)
Site Map(s)
Existing CUP: 15-CU01
Emergency Response Plan
Feedlot Officer Review and Odor OFFSET calculations (Kelsey Petit)
NPDES/MPCA Permit (excerpt of submitted materials; full submittal available upon request)
Goodhue County Zoning Ordinance (GCZO):
http://www.co.goodhue.mn.us/DocumentCenter/View/2428

## Background:

The Applicants have an existing Feedlot registration and Conditional Use Permit (CUP) to raise swine on their multigenerational family farm. They are requesting to amend their CUP (15-CU01) to improve operational efficiency through "opportunity of scale" by increasing their overall number of hogs and expanding manure storage capacity. The proposed amendments would allow the Applicants to convert their existing "stall gestation" into "open housing gestation" and improve the marketability of their products by matching current pork industry trends.

The proposal is to construct a 162ft x 274ft swine "gestation" barn finishing barn and a 77ft x 141ft swine "farrowing" barn and that would be attached to an existing 84ft x 236ft farrowing barn that was constructed earlier this year. The new barns would provide space for an additional 2,037 head of swine which, if approved, would expand the operation to an aggregate total of 2874 Animal Units.

Both new structures would utilize below-grade manure storage pits that would add an additional 3,734,644 gallons of liquid manure storage capacity to the site.

The Goodhue County Zoning Ordinance (GCZO) requires CUP approval for all Feedlots exceeding 300 Animal Units in the A2 District and any animal waste storage pits exceeding 500,000 gallons.

**Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses**

*No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to 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.*

**Project Summary:**

**Property Information:**

- The 93-acre (approximate) property includes a dwelling, a registered feedlot, and tilled cropland.
- The parcel is zoned A2. All adjacent properties are also zoned A2. Surrounding land uses are primarily agricultural (feedlots and row-crop agriculture). The immediate area has very low residential density. There is only 1 dwelling within a half-mile of the farm (Martin Kehren).
- The site is accessed via a "U-shaped" crushed aggregate driveway located off of CTY 45 BLVD (crushed aggregate road). Emergency vehicle access appears adequate to service the property.

**Feedlot Facilities:**

- The Applicants are proposing to construct two new barns to house swine including a 162ft x 274ft swine "gestation" barn constructed above a 12-foot deep concrete manure containment pit and a 77ft x 141ft swine "farrowing" barn constructed above a 3-foot deep concrete manure containment pit.
- The barn and manure storage areas have been designed by Larry J. Roehl, a Minnesota licensed engineer.
- There are 12 existing swine barns that were permitted with the previous CUP approvals including 4 farrowing barns, 3 breeding barns, 3 gestation barns, 1 nursery, and 1 finishing barn. Additional facilities include feed and grain storage silos, bunkers, and bins, an office, shower/break rooms, and multiple machinery storage/repair buildings.

**Animal Units/Setbacks:**

- The Applicants are proposing to add 2,037 head of swine producing a total of 2874 Animal Units as shown below (new Animal Units shown in red).

| Animal Type | A.U. Factor | # of Animals | Animal Units |
|---|---|---|---|
| One Head of Swine | | | |
| *over 300 lbs.* | 0.4 | ~~4480~~ 6517 | ~~1792~~ 2607 |
| *between 55 lbs. and 300 lbs.* | 0.3 | 790 | 237 |
| *under 55 lbs.* | 0.1 | 600 | 30 |
| | | **Total Animal Units** | **~~2059~~ 2874** |

- New construction on existing Feedlots is required to meet a 91% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model) to existing dwellings. A 1,379-foot minimum setback was calculated for the new facility. Given the nearest dwelling is located 2,204 feet east of the proposed expansion (Martin Kehren), a 95% Odor Annoyance-Free Rating would be achieved.

  The Feedlot is over 4 miles from the nearest city (Bellechester).
- There are currently 4 dwellings located in section 11. As an A2 zoned section, a maximum of 12 dwellings are allowed in the section (no more than one dwelling per quarter-quarter section). New dwellings cannot be located within 1,000-feet or 94% Odor Annoyance-Free Rating distance (as determined by the Odor OFFSET Evaluation Model) to existing Feedlots operations.
- The proposed Feedlot expansion is sited to comply with all other setback standards of the GCZO

including property lines, wells, septic systems, Shoreland, Floodplains, sinkholes, and Blufflands. The site is not located within an abandoned quarry.

**Drainage/Landscaping:**

- There is a fair amount of topographic relief present within the project area. The slopes approach 30% grade in some areas, however, staff has determined the project area is not a Bluffland subject to County Bluffland Protection regulations.
- A karst features site investigation completed by Chosen Valley Testing Inc. concluded there are no karst features present in or near the project area.
- An NPDES Stormwater Pollution Prevention Plan (SWPPP) was prepared and approved for the project. The plan employs terracing, silt fencing, construction phasing, filtration, and sedimentation ponds to prevent soil erosion during and after construction.

  Goodhue County Soil and Water Conservation District Technician/Water Planner Beau Kennedy reviewed the Applicant's submittal and offered the following comments:

  *"I think their packet is pretty comprehensive. For the stormwater management on their site, I'd just make the comment that they continue to retain as much water as possible from leaving the impervious surfaces of their operation; thus preventing downstream erosion issues on adjoining parcels. Otherwise, if they follow and implement the stormwater BMPs listed in the application for temporary erosion control (silt fences) and permanent controls (rock checks where needed and water retention areas), they should be good to go."*

**Nutrient/Waste Management:**

- Animal waste will be collected via manure containment pits beneath the new barns until it can later be field-applied as fertilizer. The new Gestation Barn will have a 262ft x 162ft x 12ft deep concrete manure containment pit and the new Farrowing Barn will have a 135ft x 80ft x 3ft deep concrete manure containment pit. The pits are subject to MPCA inspection throughout the construction process to ensure structural integrity and conformance with approved engineered plans. *(Barn numbers correspond to the Applicant's site plan number system)*

| Manure Storage Areas | Status | Type | Length | Width | Depth | Capacity (Gallons) |
|---|---|---|---|---|---|---|
| *Breeding Barn (#34)* | Existing | Concrete Pit | 100 | 78 | 12 | 700,128 |
| *Breeding Barn (#23 & #24)* | Existing | Concrete Pit | 100 | 44 | 6 | 197,472 |
| *Gestation (#37) 1 of 2* | Existing | Concrete Pit | 244 | 162 | 12 | 3,548,033 |
| *Gestation (#27)* | Existing | Concrete Pit | 142 | 60 | 1.5 | 95,594 |
| *Finisher (#28)* | Existing | Concrete Pit | 132 | 80 | 8 | 631,910 |
| *Farrowing (#30) 1 of 2* | Existing | Concrete Pit | 296 | 76 | 1.5 | 252,405 |
| *Farrowing (#29)* | Existing | Concrete Pit | 140 | 82 | 1.5 | 128,805 |
| *Gestation (#33)* | Existing | Concrete Pit | 120 | 80 | 12 | 861,696 |
| *Slurry-Store (#8)* | Existing | Slurry-Store | - | 81 | 25 | 963,678 |
| *Nursery (#35)* | Existing | Concrete Pit | 124 | 30 | 2 | 55,651 |
| *Farrowing (#36)* | Existing | Concrete Pit | 136 | 60 | 1.5 | 91,555 |
| *Gestation (#37) 2 of 2* | Existing | Concrete Pit | 22 | 9 | 2 | 3,060 |
| *Farrowing (#30) 2 of 2* | Existing | Concrete Pit | 40 | 26 | 2 | 15,558 |
| *Farrowing (#38)* | Existing | Concrete Pit | 224 | 83 | 3 | 195,000 |
| ***Gestation (#39)*** | **Proposed** | **Concrete Pit** | **262** | **162** | **12** | **3,492,292** |
| ***Farrowing (#40)*** | **Proposed** | **Concrete Pit** | **135** | **80** | **3** | **242,352** |
| | | | | | **Existing Manure Storage Capacity** | **7,740,545** |
| | | | | | **Proposed Manure Storage Capacity** | **11,389,406** |

- As a state-level Feedlot permit, the Nutrient Management Plan review is conducted by the MPCA. The Applicants submitted an updated Nutrient Management Plan which was reviewed and approved by the MPCA during the update to the NPDES permit. The plan utilizes "knife injection" for all manure field applications.
- An Animal Mortality Plan was completed with the Applicants NPDES permit. The Applicants plan to utilize composting and rendering in accordance with MPCA rules as the primary and secondary methods of disposal of deceased animals. A 45-foot x 16-foot composting bunker is located southeast of the "slurry-store" (#22 on the site plan).
- The barns will be "total confinement" to reduce off-site odor impacts. Additional odor control/reduction measures include air dispersal via tree plantings, prompt cleanup of feed spills, high oil/fat content feed to reduce dust, and prevention of manure buildup around gates and feeders.
- A manure spill and catastrophic animal mortality response plan has also been prepared and provides contact information and procedures response procedures to be followed in the event of an emergency.

**County Feedlot Officer Comments:**

- Goodhue County Feedlot Office Kelsey Petit reviewed the Application. She noted the registration, permitting, and inspections will be primarily handled by the MPCA. She did not have any specific concerns with the expansion as proposed and noted the structures adhere to minimum odor offset requirements.

**MPCA (Minnesota Pollution Control Agency) Review:**

- The Applicant's Feedlot is at the magnitude for which an MPCA NPDES Permit is mandatory (National Pollution Discharge Elimination System). At this level, Feedlot Program registration, review, inspection, and enforcement is conducted by the MPCA. CUP processes required by county zoning ordinance must still be followed.
- LUM Staff spoke with MPCA Environmental Specialist Mark Gernes regarding the Applicant's NPDES permit. Staff was informed the MPCA has completed the 30-day public review period and the General Animal Feedlot NPDES Permit Coverage was approved on 9/20/19. No public comments were received by the MPCA.

  An EAW (Environmental Assessment Worksheet) was not required for the project.

**Township Information:**

- Belvidere Township issued a Township zoning approval in conjunction with the request. No specific comments or conditions were noted on the application.

**Draft Findings of Fact:**

*The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.*

1. The proposed Feedlot and manure storage expansion does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use is located in an A2 (General Agriculture) zone which was intended to allow for large-scale farming operations. There is also very low residential density in the surrounding area which limits the potential for future land-use conflicts. The proposal appears harmonious with the established uses in the vicinity which include primarily cropland and animal agriculture operations.
2. The Feedlot expansion and liquid manure storage pits are not anticipated to impede the normal and orderly development or improvement of surrounding vacant property for uses predominant to the area. The proposal meets or exceeds all setback and development standards of the Goodhue County Zoning Ordinance and appears compatible with adjacent land uses.
3. A review of the applicants submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.

4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance. The applicant's plans also appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result. The new barns and manure pits exceed the 91% Odor Annoyance-Free Rating distance to minimize odor or fume impacts to surrounding landowners.

*Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.*

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

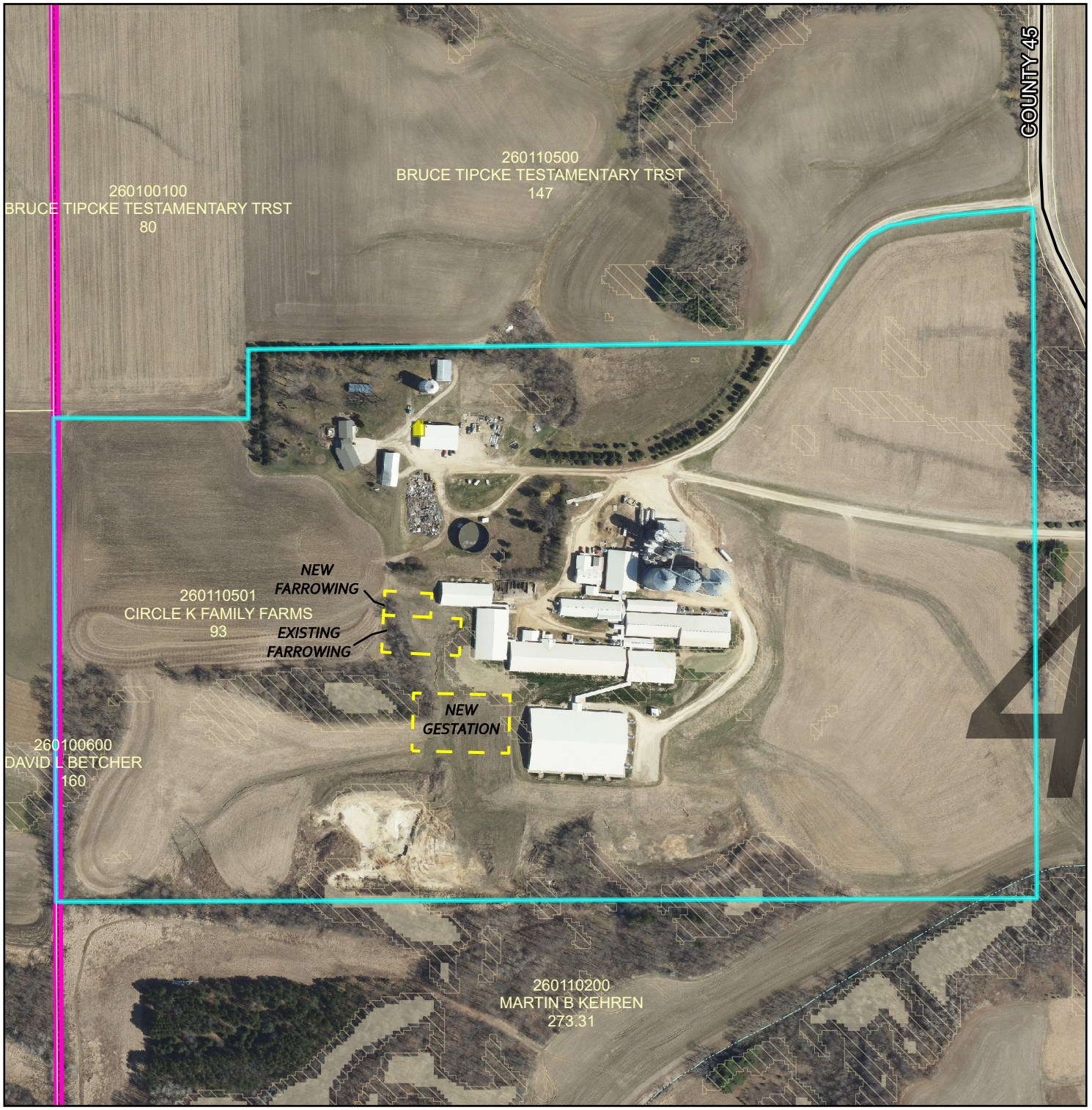
- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend the County Board of Commissioners **APPROVE** the request for CUP amendment, submitted by Circle K Family Farms (owner/operators), to expand the existing 2059 Animal Unit swine Feedlot operation to 2,874 Animal Units and construct two new animal waste storage pits creating a total on-site manure storage capacity of 11,389,406 gallons.

Subject to the following conditions:

1. The Feedlot shall be constructed according to submitted plans, specifications, and narrative unless modified by a condition of this CUP;
2. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
3. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 22 (Agriculture District) and Article 13 (Confined Feedlot Regulations);
4. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations.

# MAP 01: PROPERTY OVERVIEW




## PLANNING COMMISSION

Public Hearing
October 21, 2019

Circle K Family Farms
A2 Zoned District

Parcel 26.011.0501
Part of the S ½, NW ¼
& N ½, SW ¼ S11 T111
R14 in Belvidere Township

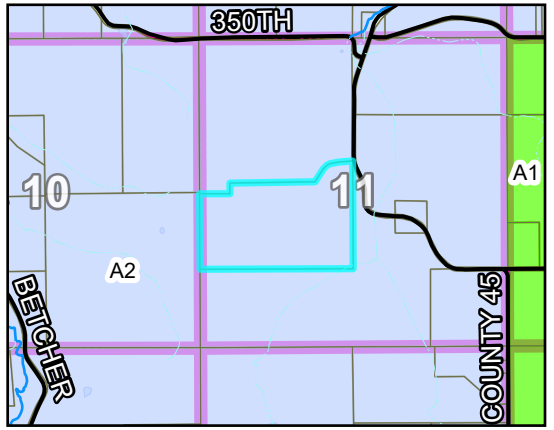
CUP amendment for 815 A.U.
expansion of an existing Feedlot and
waste storage pits exceeding 500,000 gal

### Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities

**Bluff Impact Zones (% slope)**
- 20
- 30

**FEMA Flood Zones**
- 2% Annual Chance
- A
- AE
- AO
- X



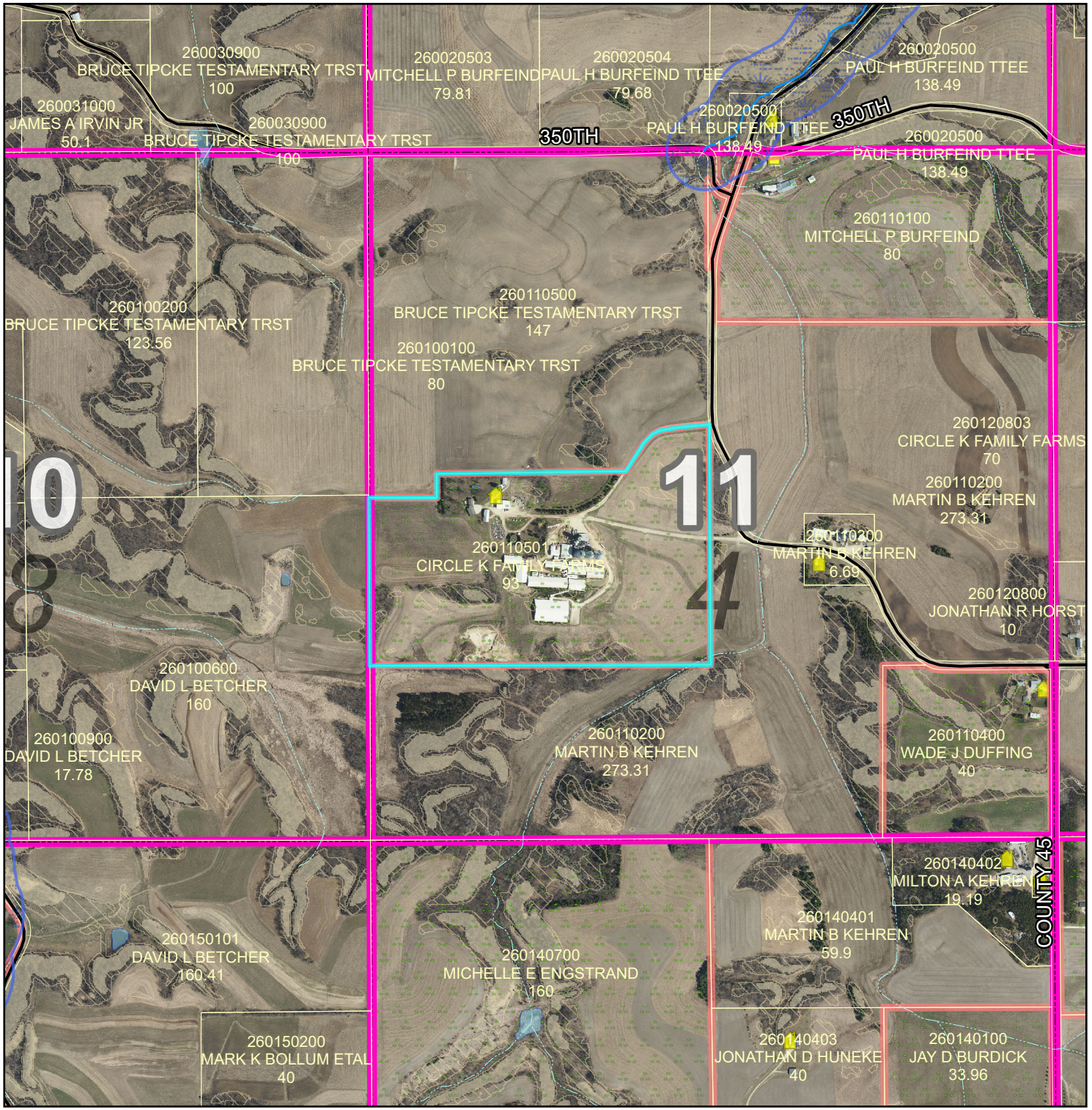

0 145 290 580 870 US Feet



N

2018 Aerial Imagery
Map Created October, 2019 by LUM

# MAP 02: VICINITY MAP




## PLANNING COMMISSION

Public Hearing
October 21, 2019

Circle K Family Farms
A2 Zoned District

Parcel 26.011.0501
Part of the S ½, NW ¼
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R14 in Belvidere Township

CUP amendment for 815 A.U.
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### Legend

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**Bluff Impact Zones (% slope)**
- 20
- 30

**FEMA Flood Zones**
- 2% Annual Chance
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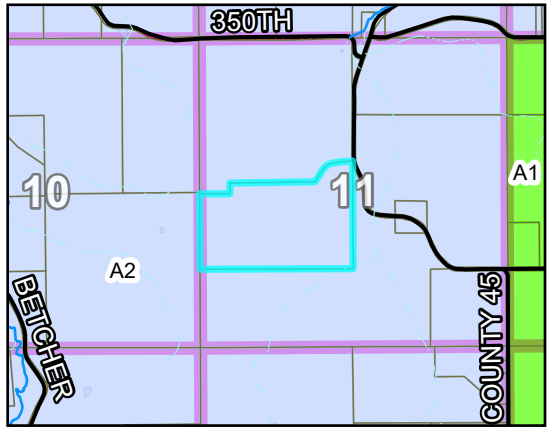


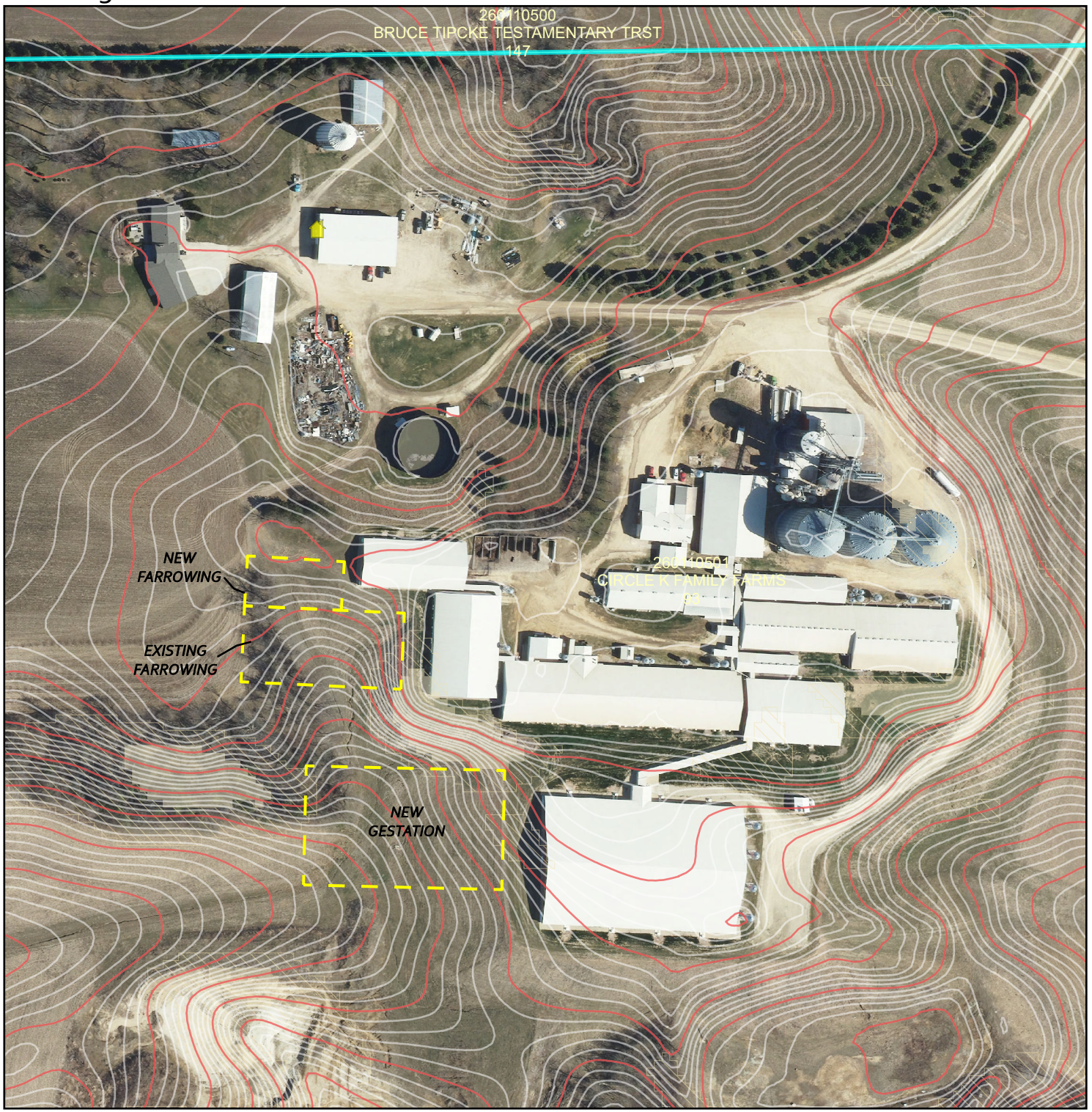

0 415 830 1,660 2,490
US Feet



N

2018 Aerial Imagery
Map Created October, 2019 by LUM

# MAP 03: ELEVATIONS




## PLANNING COMMISSION

Public Hearing
October 21, 2019

Circle K Family Farms
A2 Zoned District

Parcel 26.011.0501
Part of the S ½, NW ¼
& N ½, SW ¼ S11 T111
R14 in Belvidere Township

CUP amendment for 815 A.U.
expansion of an existing Feedlot and
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### Legend

- Intermittent Streams
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- Shoreland
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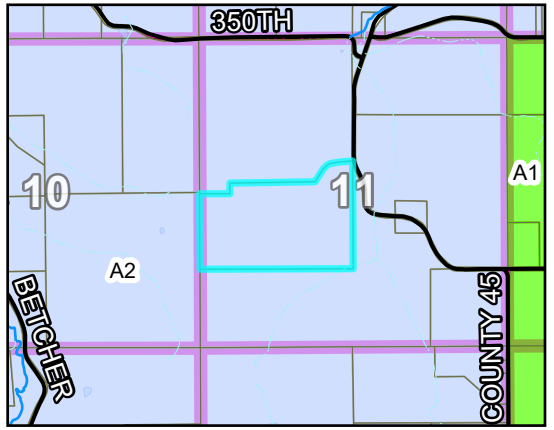
- Municipalities

**Bluff Impact Zones (% slope)**
- 20
- 30

**FEMA Flood Zones**
- 2% Annual Chance
- A
- AE
- AO
- X




0 70 140 280 420 US Feet



N

2018 Aerial Imagery
Map Created October, 2019 by LUM

RECEIVED

SEP 23 2019

Land Use Management

# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # R26.011.0501 Permit# Z19.0038

| PROPERTY OWNER INFORMATION | | | |
|---|---|---|---|
| Last Name Circle K Family Farms | First | | Email: mike.kohl@hotmail.com |
| Street Address 35559 County 45 Blvd. | | | Phone 651-923-4824 |
| City Lake City | State MN | Zip 55041 | Attach Legal Description as Exhibit "A" ☒ |
| Authorized Agent Mike Kohlnhofer | | | Phone 651-764-3608 |
| Mailing Address of Landowner: 35559 County 45 Blvd. Lake City, MN 55041 | | | |
| Mailing Address of Agent: 35559 County 45 Blvd. Lake City MN 55041 | | | |

**PROJECT INFORMATION**

Site Address (if different than above):

Lot Size 93 acres | Structure Dimensions (if applicable) 162x274; 77x141

What is the conditional/interim use permit request for? Manure Storage over 500,000 gallons & over 300 AU ? NPDES Permit

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized
We are applying for a permit to build a gestation barn and a farrowing barn to increase manure holding capacity and to improve efficiency

**DISCLAIMER AND PROPERTY OWNER SIGNATURE**

*I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.*

Signature of Landowner: [signature] Date

Signature of Agent Authorized by Agent:

**TOWNSHIP INFORMATION** Township Zoning Permit Attached? ☒ If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

| Signature | Title | Date |
|---|---|---|
| | | |

Comments:

**COUNTY SECTION** COUNTY FEE $350 RECEIPT #16959 DATE PAID 9-23-19

Applicant requests a CUP/IUP pursuant to Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name_____ Zoning District _____

Date Received_____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____Approve _____ Deny Conditions:

GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

## PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).
To be more productive in the Pork Industry from the opportunity of scale

2. Planned use of existing buildings and proposed new structures associated with the proposal.
New buildings for gestation and farrowing of hogs in a more friendly pen production. In our proposed expansion, it will allow us * (please see below)

3. Proposed number of non-resident employees.
None

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
6:30 AM - 8:30 PM

5. Planned maximum capacity/occupancy.
See MPCA permit

6. Traffic generation and congestion, loading and unloading areas, and site access.
None

7. Off-street parking provisions (number of spaces, location, and surface materials).
None

8. Proposed solid waste disposal provisions.
Detailed in MPCA Permit

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
Detailed in MPCA Permit

* to convert our existing stall gestation into open housing and classify our entire system as an open house sow farm which is what the buyer of our hogs has been lobbying us to do so that they may purchase open housed raised pigs. FYI many other states are requiring their farms to transition to open housing and any new construction must be open housing.

10. Existing and proposed exterior lighting.
None

11. Existing and proposed exterior signage.
None

12. Existing and proposed exterior storage.
None

13. Proposed safety and security measures.
Management guidelines and regular safety meetings

14. Adequacy of accessibility for emergency services to the site.
Able to drive around all buildings

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.
We follow MN Pollution Control Agency guidelines and will also have a National Pollutant Discharge Elimination System Permit. See attached

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.
Site will be excavated per Engineering Plan including Stormwater Pollution Prevention Plan approved by the MPCA.

17. Existing and proposed surface-water drainage provisions.
See MPCA map

18. Description of food and liquor preparation, serving, and handling provisions.
None

19. Provide any other such information you feel is essential to the review of your proposal.
We will be hiring 4 full time employees.

**TOWNSHIP ZONING APPLICATION**

Goodhue County

**TOWNSHIP NAME** Belvidere

Parcel # 26.011.0501

| **APPLICANT INFORMATION** | | |
|---|---|---|
| Last Name Circle K Family Farms | First | M.I. |
| Street Address 35559 County 45 Blvd | | Phone 651-923-4824 |
| City Lake City | State MN | ZIP 55041 |
| Email Address mike.kohl@hotmail.com | | |
| Township 111N | Range 14W | Section 11 |

| **PROJECT INFORMATION** | | |
|---|---|---|
| Site Address Same | | |
| Zoning District A2 | Lot Size 93 acres | Structure Dimensions 162x274 ; 77x141 |
| Type of Project Agriculture | Proposed Use Swine Buildings | |
| Structure Type Wood Frame | Replacement? YES ☐ NO ■ | |
| Variance #_____ | Conditional Use Permit #_____ | |
| GPS Coordinates | | |

**DISCLAIMER AND SIGNATURE**

*I hereby apply for a zoning permit and I acknowledge that the information above is complete and accurate, that the work will be in conformance with the ordinances and codes of Goodhue County. The applicant also understands by signing this application he / she could be held responsible as representative of this project for any violation of compliance with all applicable laws and ordinances of Goodhue County. This permit may be suspended or revoked if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Goodhue County. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not.*

Signature [signature] Date 8-13-19

**TOWNSHIP APPROVALS**

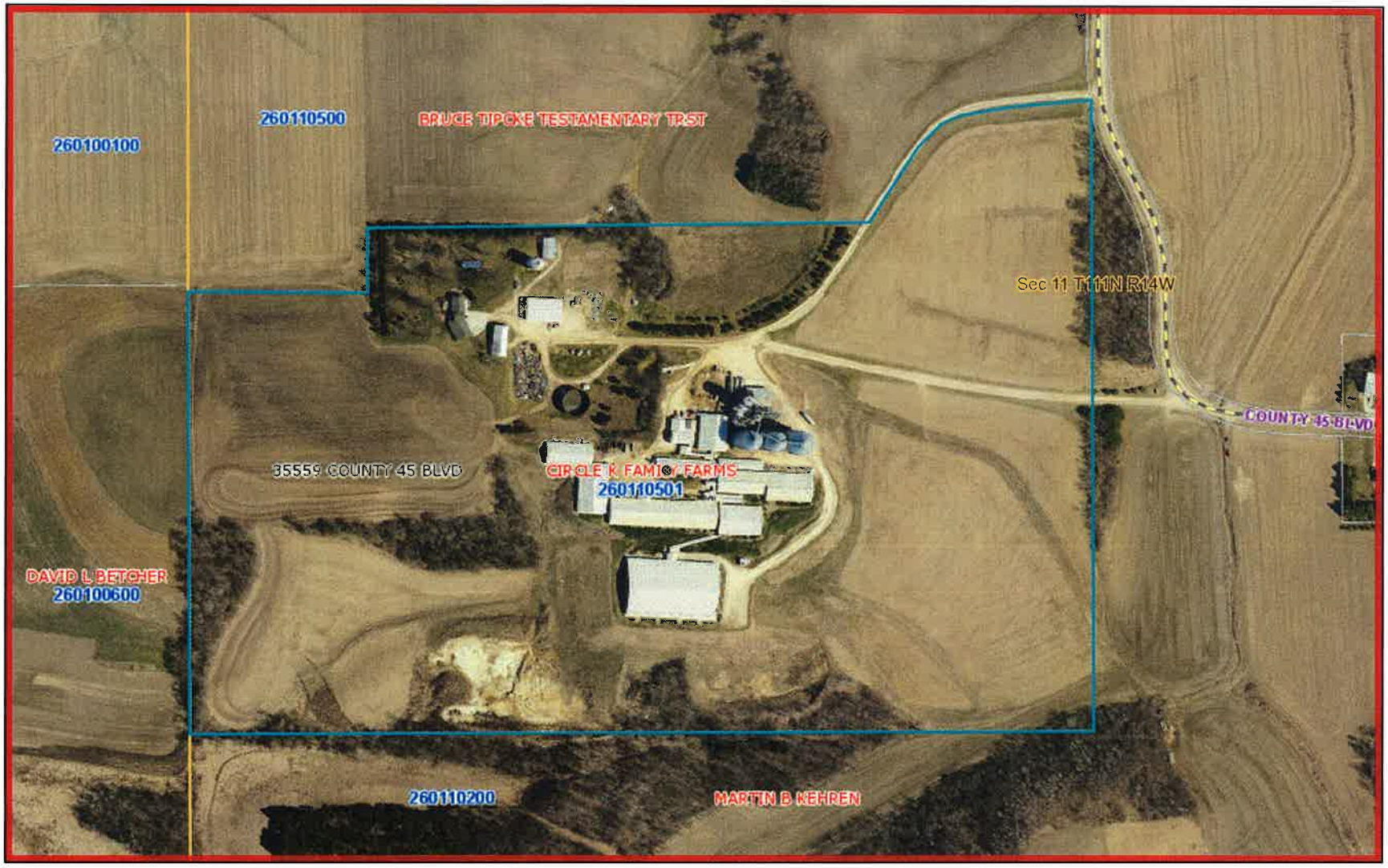
*I hereby certify that the above described project has been approved by the Township Board, and the structure and use will meet all Township Codes and Ordinances if constructed as indicated.*

| Signature | Title | Date |
|---|---|---|
| Patricia Stemmann | Clerk | 8-13-19 |
| | | |
| Signature | Title | Date |

**Application fee** $0 **Receipt Number** _____

Form Updated December 20, 2013

# Circle K Family Farms Main Sow Farm




September 13, 2019

LandBaseTPV_7227

Township or Other Roads

Major Roads 4,800

US Highway

State Highway

County Roads 4,800

County Roads - Gravel

County Roads - Paved

Township or Other Roads

Township or Other Roads

ESRI Major Roads

1:4,800

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

ArcGIS WebApp Builder


3
5
6
7
8
963,000 gal
9
15
10
11
12
13
34
654000 gal
12' pit
450'
36 18" pit
80,730 gal
22
Proposed Farrowing
3' pit
40
243,000 gal
6" pit
23 182,160 gal
25
35 80,700 gal
CIRCLE K FAMILY FARMS
24
27
28
8' pit
582,000 gal
3' pit
38
195,000 gal
29
18" pit
76,741 gal
31
32
30
8" pit
239,000 gal
33
12' pit
794,000 gal
Proposed Gestation
39
12' pit
3,493,000 gal.
37
12' pit
3,450,000 gal
BLVD

X = well

Circle K Family Farms

| | Building Description | Year built/Renovated |
|---|---|---|
| 1 | Storage (old chicken house) | Don't Know |
| 2 | Silo 30' x 60' | Don't Know |
| 3 | Machine Shed 36' x 60' | Don't Know |
| 4 | House | Don't Know |
| 5 | Machine Shed 60' x 100' | 2000 |
| 6 | Machine Shed 36' x 96' | Don't Know |
| 7 | Equipment Storage | |
| 8 | Slurry 25' x 90' | 1979 |
| 9 | Scale | 2006 |
| 10 | Office 34' x 36' | 2013 |
| 11 | Showers & Break Room 24' x 36' | 1979 |
| 12 | Parts Storage & Garage 36' x 72' | 1993 |
| 13 | | |
| 14 | None | |
| 15 | Bag Shed | 2000 |
| 16 | Bulk Storage | 1996 |
| 17 | Corn Dryer | 2004 |
| 18 | Grain Bin 60' x 90' | 2002 |
| 19 | Grain Bin 60' x 90' | 2006 |
| 20 | Grain Bin 72' x 90' | 2010 |
| 21 | LP Tank | 2005 |
| 22 | Compost Bunker | 1995 |
| 23 | Breeding Barn 44' x 100'; 48' x 60' | 1992 |
| 24 | | |
| 25 | Storage Supplies | 1995 |
| 26 | None | |
| 27 | Gestation 60' x 144' | 1996 |
| 28 | Finisher 80' x 132' | 1996 |
| 29 | Farrowing 82' x 136' | 2006 |
| 30 | Farrowing 76' x 320' | 1996 |
| 31 | Generator Shed | 1996 |
| 32 | Sow Wash | 2000 |
| 33 | Gestation 80' x 126' | 2006 |
| 34 | Breeding Barn 79' x 100' | 2015 |
| 35 | Nursery 30' x 124' | 2015 |
| 36 | Farrowing 60' x 130' | 2015 |

| | | |
|---|---|---|
| 37 | Gestation 162' x 244' | 2015 |
| 38 | Farrowing 83'6" x 236' | 2019 |
| 39 | Gestation 162' x 274' | 2020 |
| 40 | Farrowing 76'9" x 140'8" | 2020 |
| 41 | | |
| 42 | | |
| 43 | | |

MINNESOTA POLLUTION CONTROL AGENCY

Mankato Office | 12 Civic Center Plaza | Suite 2165 | Mankato, MN 56001-8704 | 507-389-5977

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

September 20, 2019

Mike Kohlnhofer
Circle K Family Farms
35559 County 45 Blvd
Lake City, MN 55041-3268

RE: State of Minnesota General Animal Feedlot 2016 NPDES Permit Coverage
General Permit number: MNG440032
State of Minnesota Feedlot Registration Number: 049-50003
Facility Name: Main Sow

Dear Mike Kohlnhofer:

Enclosed is a copy of the General Permit under which the facility identified above has been granted coverage. You are authorized to operate your facility in accordance with your permit application, the enclosed permit, and any other applicable rules and regulations. Enclosed is the facility components sheet that identifies the components authorized with coverage under this permit. This permit shall supersede any and all previous feedlot permits issued to the facility.

**Construction or expansion notifications**

If you are constructing or expanding a manure storage area (liquid or solid) or poultry barn floor, you are required to notify the Minnesota Pollution Control Agency (MPCA) at least three business days prior to starting construction or expansion and within three business days following completion of construction or expansion. The completion notice must also occur prior to backfill against vertical walls.

**Modifications to the Facility or Manure Management Plan (MMP)**

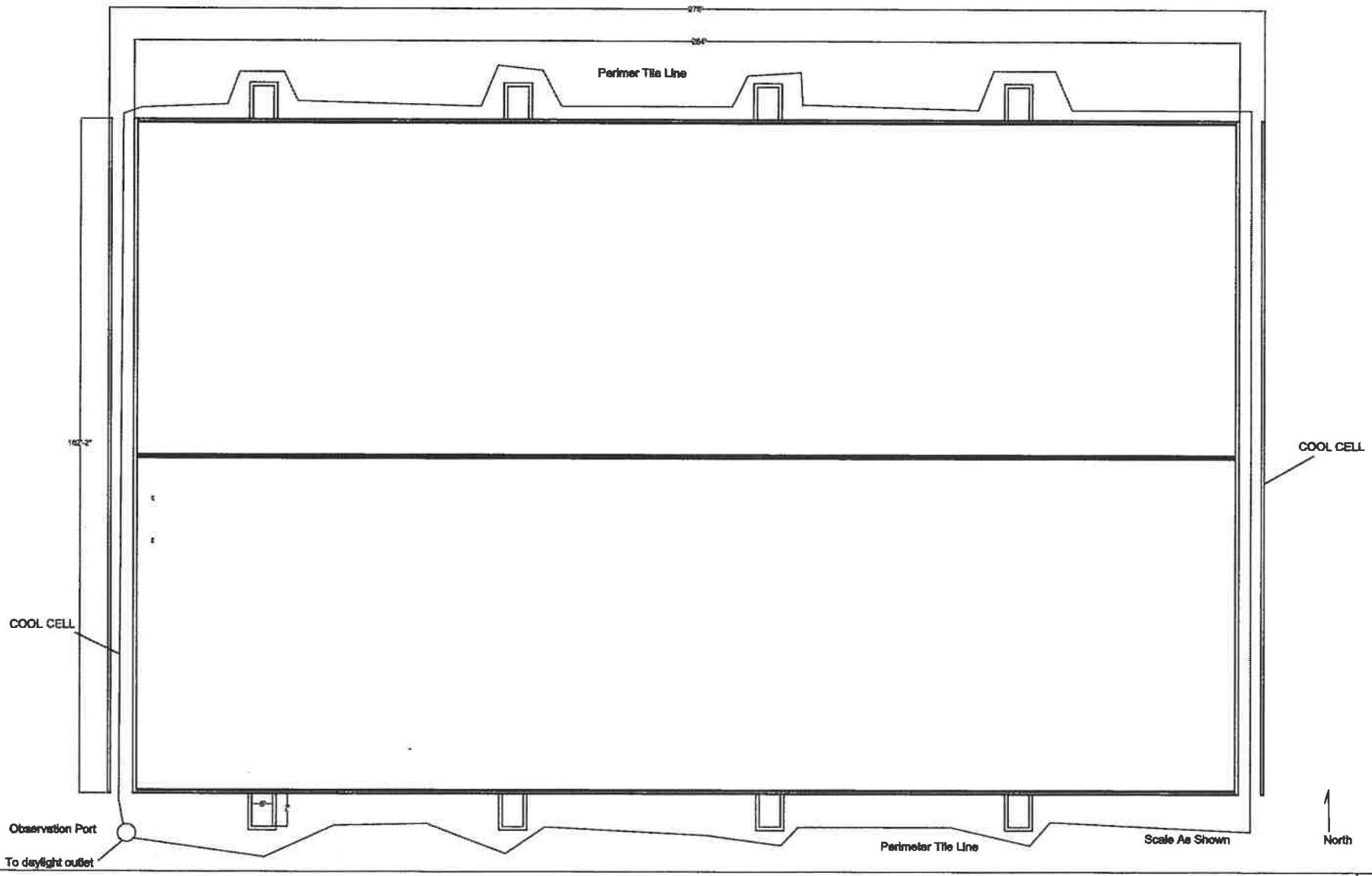
You must apply for a modification of permit coverage prior to making changes, not authorized by this permit, that affect the number or type of livestock that will be held, the manure handling and storage systems, or other construction or expansion activities.

Any changes made to your MMP, except annual updates required by the permit, need to be submitted to the MPCA for approval prior to implementation. You must submit proposed changes, on the MPCA standardized form found on the MPCA website at http://www.pca.state.mn.us/feedlots.

**Annual Report and fee**

After the first of each year, you will be sent an annual permit fee statement for the prior year of permit coverage. Payment of the annual permit fee is due upon receipt of the statement.

An annual report must be submitted by March 1st of each year to the MPCA address below. You must use the standardized forms found on the MPCA website at http://www.pca.state.mn.us/feedlots.




GESTATION BARN

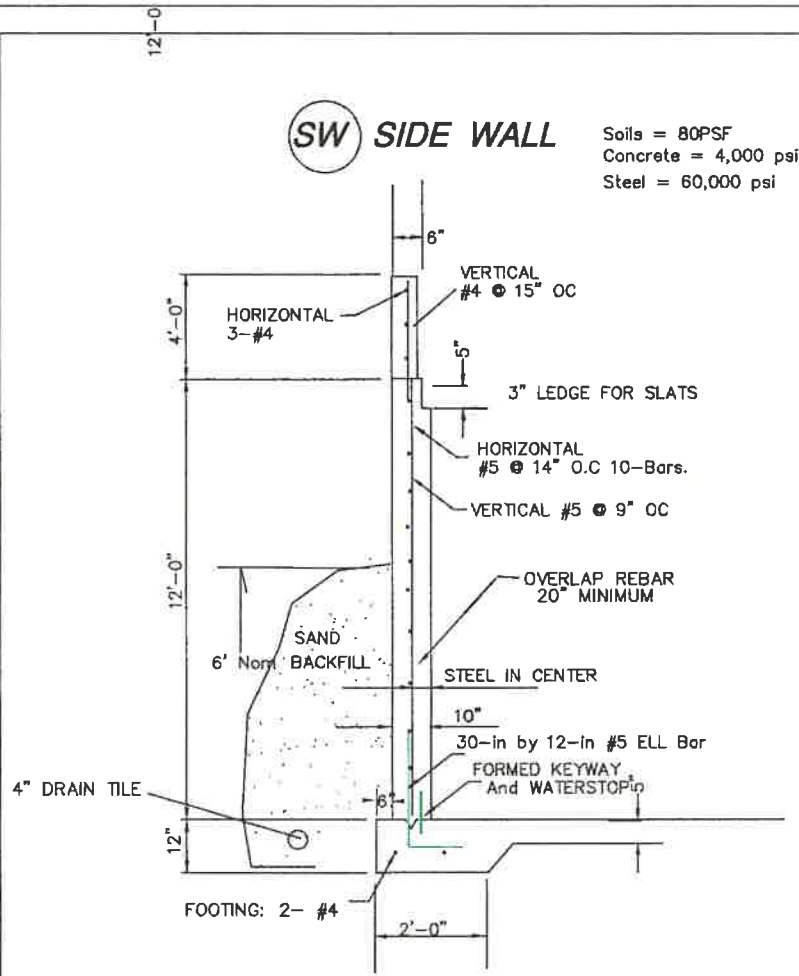
CIRCLE K FARM

SHEET NO

4

## SW SIDE WALL

Soils = 80PSF
Concrete = 4,000 psi
Steel = 60,000 psi

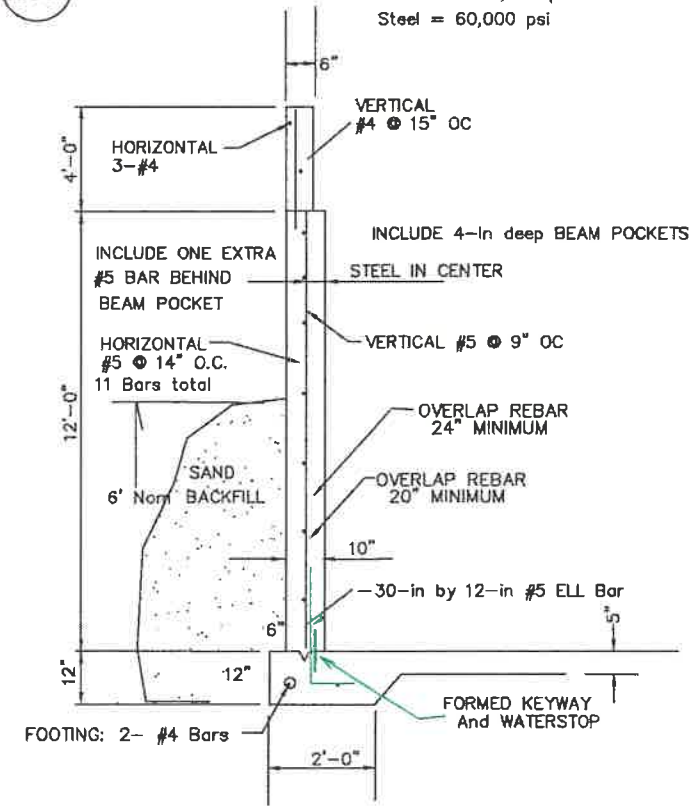



5" FLOOR WITH 1.5# FIBER/CY

Note: WATERSTOP use 6-in Ribbed Material

## EW END WALL

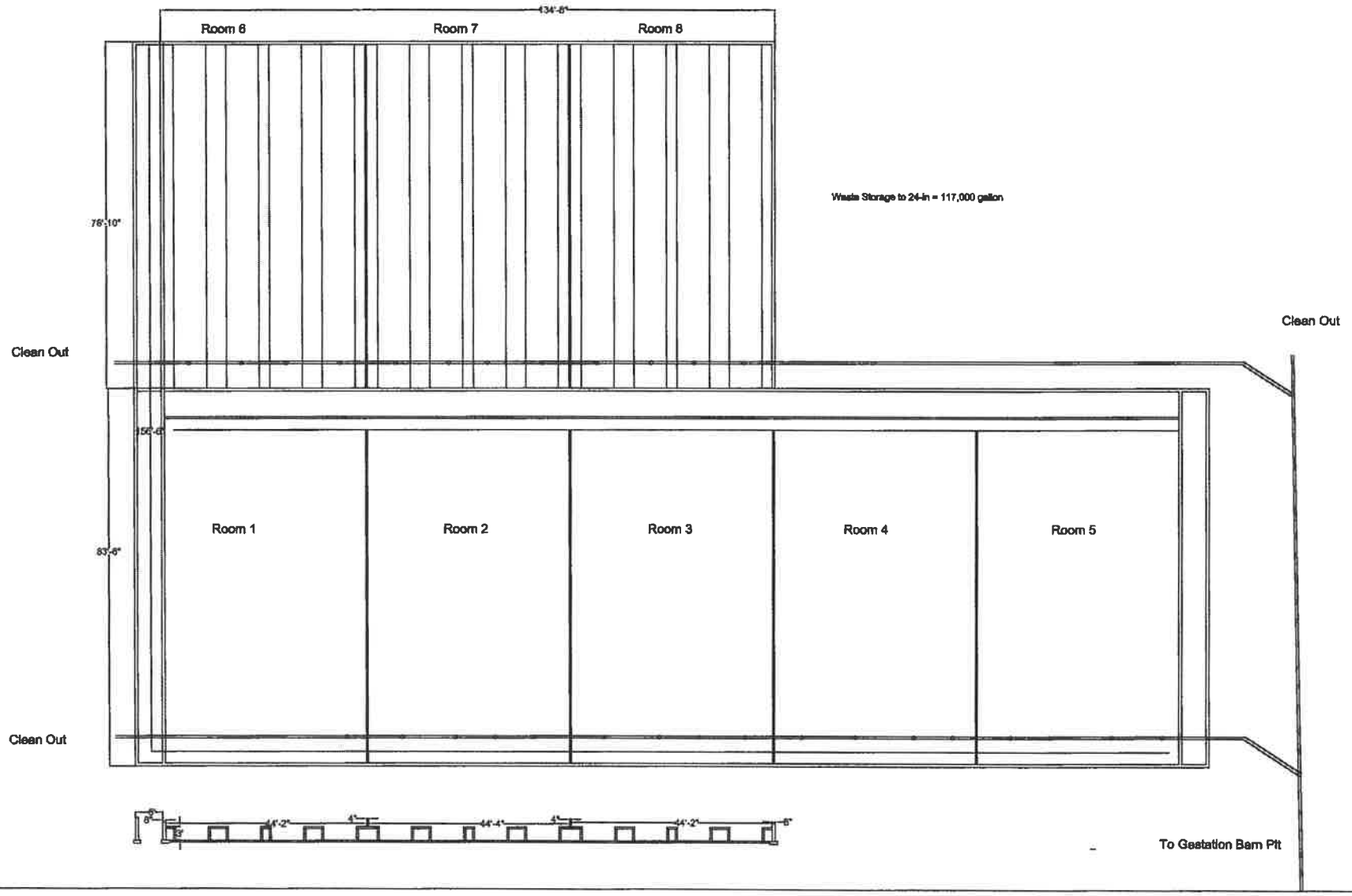
Soils = 80PSF
Concrete = 4,000 psi
Steel = 60,000 psi




5" FLOOR WITH 1.5# FIBER/CY

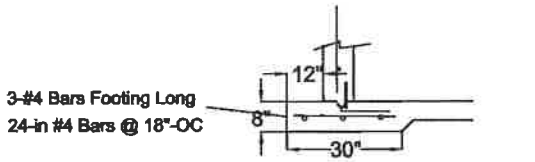
Note: WATERSTOP use 6-in Ribbed Material

Sheet 5

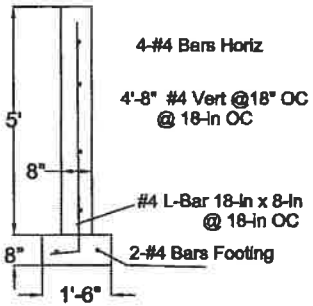



# FLOOR PLAN - FARROWING ROOMS 6-7-8 ADDITION

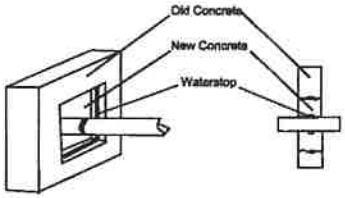
SHEET NO
3




30-inch Building Footing

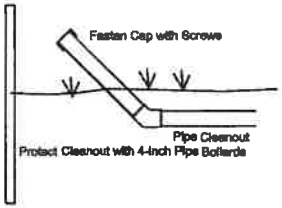


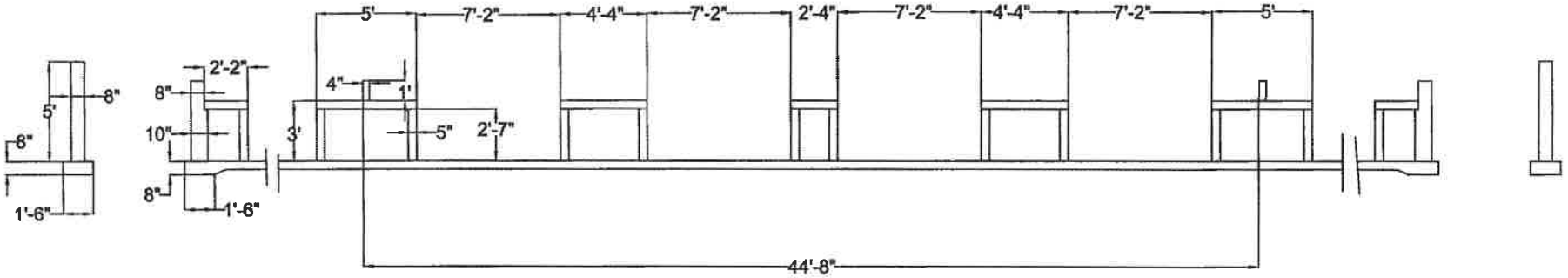

Cool Cell




PIPE PENETRATION TO EXISTING PIT

Waterstop: use ConSeal or equal bentonite base material




Drill #4 Dowel @ 16-in OC
With Bentonite Waterstop
TO TIE TO EXITING WALLS

Typical Farrowing Room Dimensions

| FARROWING BARN DETAILS | CIRCLE K FARM | SHEET NO. 5 |
|---|---|---|

DOC#: A- 620772

Certified, Filed, and or Recorded on:
March 19, 2015 1:33 PM
Signed _____ Deputy
LISA M HANNI
GOODHUE COUNTY RECORDER
Fee Amount: $46.00

**STATE OF MINNESOTA**
**COUNTY OF GOODHUE**

**COUNTY BOARD**
**CONDITIONAL USE PERMIT PROCEEDINGS**
**FILE NO. 15-CU01**

In the matter of: Circle K Family Farms

A request for a for an amended Conditional Use Permit to expand a feedlot over 300 animal units and hold more than 500,000 gallons of liquid manure in the A-2 Zoning District was submitted by Mike Kohlnhoffer on behalf of Circle K Family Farms. A public hearing was held by the Goodhue Planning Commission on January 12th, 2015, The Planning Commission recommended in favor of the amended conditional use permit with suggested conditions.

PROPERTY ADDRESS: 35559 County 45 Blvd, Lake City MN 55041

Mailing Address: same

PARCLE NO. 26-011-0501

LEGAL DESCRIPTION: See Attached Exhibit A

The above entitled matter came before the Goodhue County Board on the 3rd day of February, 2015 on a petition for a conditional use permit pursuant to Goodhue County Zoning Ordinance.

IT IS ORDERED that the amendment to and replace the conditional use permit 06-C004 to expand a feedlot over 300 animal units and hold more than 500,000 gallons of liquid manure in the A-2 Zoning District is hereby approved with the following conditions:

1. Obtain and maintain all state and federal permits; and
2. Maintain compliance with Goodhue County Article 13, Confined feedlot regulations; and
3. Obtain agricultural building permits for all proposed structures prior to construction; and
4. Number of animal units cannot exceed 2078 unless amended conditional use permit is granted; and
5. Maximum manure storage cannot exceed 7 million gallons unless amended conditional use permit is granted.

Date signed: February 3, 2015

Ted Seifert

Ted Seifert, Chairperson
Goodhue County Board of Commissioners

re-recording due to error & delete reference to wrong CUP# and applicant.

DOC#: A- 619873

Certified, Filed, and or Recorded on:
February 04, 2015 2:01 PM
Signed _____ Deputy
LISA M HANNI
GOODHUE COUNTY RECORDER
Fee Amount: $46.00

**STATE OF MINNESOTA**
**COUNTY OF GOODHUE**

**COUNTY BOARD**
**CONDITIONAL USE PERMIT PROCEEDINGS**
**FILE NO. 15-CU01**

In the matter of: Circle K Family Farms

A request for a for an amended Conditional Use Permit to expand a feedlot over 300 animal units and hold more than 500,000 gallons of liquid manure in the A-2 Zoning District was submitted by Mike Kohlnhoffer on behalf of Circle K Family Farms. A public hearing was held by the Goodhue Planning Commission on January 12th, 2015, The Planning Commission recommended in favor of the amended conditional use permit with suggested conditions.

PROPERTY ADDRESS: 35559 County 45 Blvd, Lake City MN 55041

Mailing Address: same

PARCLE NO. 26-011-0501

LEGAL DESCRIPTION: See Attached Exhibit A

The above entitled matter came before the Goodhue County Board on the 3rd day of February, 2015 on a petition for a conditional use permit pursuant to Goodhue County Zoning Ordinance.

IT IS ORDERED that the amendment to ~~Conditional Use Permit 14-CU12 for Maloney Holdings to amend and replace the~~ conditional use permit to expand a feedlot over 300 animal units and hold more than 500,000 gallons of liquid manure in the A-2 Zoning District is hereby approved with the following conditions:

1. Obtain and maintain all state and federal permits; and
2. Maintain compliance with Goodhue County Article 13, Confined feedlot regulations; and
3. Obtain agricultural building permits for all proposed structures prior to construction; and
4. Number of animal units cannot exceed 2078 unless amended conditional use permit is granted; and
5. Maximum manure storage cannot exceed 7 million gallons unless amended conditional use permit is granted.

Date signed: February 3, 2015

Ted Seifert

Ted Seifert, Chairperson
Goodhue County Board of Commissioners

**STATE OF MINNESOTA )**
**) ss.** **LAND USE MANAGEMENT DEPARTMENT**
**COUNTY OF GOODHUE )**

I, Michael Wozniak, AICP, Planner/Zoning Administrator for Goodhue County, do hereby certify that I have compared the foregoing copy and Order this conditional use permit with the original record thereof preserved in my office, and have found the same to be correct and true transcript of the whole thereof.

Dated this 4th day of February, 2015.

Michael A Wozniak

Drafted by: Planner/Zoning Administrator

Goodhue County Land Use Management Department **(SEAL)**
509 West Fifth Street
Red Wing MN 55066

MINNESOTA POLLUTION CONTROL AGENCY

Mankato Office | 12 Civic Center Plaza | Suite 2165 | Mankato, MN 56001-8704 | 507-389-5977

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

September 20, 2019

Mike Kohlnhofer
Circle K Family Farms
35559 County 45 Blvd
Lake City, MN 55041-3268

RE: State of Minnesota General Animal Feedlot 2016 NPDES Permit Coverage
General Permit number: MNG440032
State of Minnesota Feedlot Registration Number: 049-50003
Facility Name: Main Sow

Dear Mike Kohlnhofer:

Enclosed is a copy of the General Permit under which the facility identified above has been granted coverage. You are authorized to operate your facility in accordance with your permit application, the enclosed permit, and any other applicable rules and regulations. Enclosed is the facility components sheet that identifies the components authorized with coverage under this permit. This permit shall supersede any and all previous feedlot permits issued to the facility.

**Construction or expansion notifications**

If you are constructing or expanding a manure storage area (liquid or solid) or poultry barn floor, you are required to notify the Minnesota Pollution Control Agency (MPCA) at least three business days prior to starting construction or expansion and within three business days following completion of construction or expansion. The completion notice must also occur prior to backfill against vertical walls.

**Modifications to the Facility or Manure Management Plan (MMP)**

You must apply for a modification of permit coverage prior to making changes, not authorized by this permit, that affect the number or type of livestock that will be held, the manure handling and storage systems, or other construction or expansion activities.

Any changes made to your MMP, except annual updates required by the permit, need to be submitted to the MPCA for approval prior to implementation. You must submit proposed changes, on the MPCA standardized form found on the MPCA website at http://www.pca.state.mn.us/feedlots.

**Annual Report and fee**

After the first of each year, you will be sent an annual permit fee statement for the prior year of permit coverage. Payment of the annual permit fee is due upon receipt of the statement.

An annual report must be submitted by March 1st of each year to the MPCA address below. You must use the standardized forms found on the MPCA website at http://www.pca.state.mn.us/feedlots.

**Permit expiration**

Permit coverage expires on January 31, 2021. You must submit a new permit application at least 180 days prior to this date.

If you have any questions regarding the terms and conditions of the Permit or the Annual Report, please contact Mark P. Gernes at 507-344-5260 or by email at mark.p.gernes@state.mn.us.

Sincerely,

Steven Schmidt

*This document has been electronically signed.*

Steven Schmidt
Supervisor
East Feedlot Unit
Watershed Division

SS/MPG:jlb

Enclosure

cc: Kelsey Petit, Goodhue County
Larry Roehl, P.E.

MINNESOTA POLLUTION CONTROL AGENCY

**Permitted Facility Components**
**MNG440032**

**Facility name:** Main Sow

**State of Minnesota Feedlot Registration Number:** 049-50003

**Permit issued:** September 20, 2019

**Permit expiration:** January 31, 2021

**Maximum total animal units (AU):** 2873.8 AU

**Authorized animal types:**

| Animal type | Maximum head | AU |
|---|---|---|
| Swine >300 pounds | 6517 | 2606.8 |
| Swine 55-300 pounds | 790 | 237 |
| Swine <55 pounds | 600 | 30 |

**Authorized facility components:**

| Component ID | Status | Type | length | Width | Depth | Capacity | Units | Animal Type | Head | AU |
|---|---|---|---|---|---|---|---|---|---|---|
| Barn 1 | Existing | Total Confinement Barn | 100 | 78 | | | | Swine, > 300 pounds | 410 | 164 |
| Liquid Manure Storage Area (LMSA) 1 | Existing | Poured Concrete Pit | 100 | 78 | 12 | 700,128 | Gallons | | | |
| | | | | | | | | | | |
| Barn 2 | Existing | Total Confinement Barn | 160 | 44 | | | | Swine, > 300 pounds | 400 | 160 |
| LMSA 2 | Existing | Poured Concrete Pit | 100 | 44 | 6 | 197,472 | Gallons | | | |
| | | | | | | | | | | |
| Barn 3 | Existing | Total Confinement Barn | 244 | 162 | | | | Swine, > 300 pounds | 1840 | 736 |
| LMSA 3 | Existing | Poured Concrete Pit | 244 | 162 | 12 | 3,548,033 | Gallons | | | |
| | | | | | | | | | | |
| Barn 4 | Existing | Total Confinement Barn | 142 | 60 | | | | Swine, > 300 pounds | 450 | 180 |
| LMSA 4 | Existing | Poured Concrete Pit | 142 | 60 | 1.5 | 95,594 | Gallons | | | |
| | | | | | | | | | | |
| Barn 5 | Existing | Total Confinement Barn | 132 | 80 | | | | Swine, 55 - 300 pounds | 790 | 237 |
| LMSA 5 | Existing | Poured Concrete Pit | 132 | 80 | 8 | 631,910 | Gallons | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Barn 6 | Existing | Total Confinement Barn | 296 | 76 | | | | Swine, > 300 pounds | 378 | 151.2 |
| LMSA 6 | Existing | Poured Concrete Pit | 296 | 76 | 1.5 | 252,405 | Gallons | | | |
| | | | | | | | | | | |
| Barn 7 | Existing | Total Confinement Barn | 140 | 82 | | | | Swine, > 300 pounds | 150 | 60 |
| LMSA 7 | Existing | Poured Concrete Pit | 140 | 82 | 1.5 | 128,805 | Gallons | | | |
| | | | | | | | | | | |
| Barn 8 | Existing | Total Confinement Barn | 120 | 80 | | | | Swine, > 300 pounds | 496 | 198.4 |
| LMSA 8 | Existing | Poured Concrete Pit | 120 | 80 | 12 | 861,696 | Gallons | | | |
| | | | | | | | | | | |
| LMSA 9 | Existing | Slurry-store | | 81 | 25 | 288,085 | Gallons | | | |
| | | | | | | | | | | |
| Mort 10 | Existing | Mortality Composting Area | 45 | 16 | | | | | | |
| | | | | | | | | | | |
| Barn 11 | Existing | Total Confinement Barn | 124 | 30 | | | | Swine, under 55 pounds | 600 | 30 |
| LMSA 11 | Existing | Poured Concrete Pit | 124 | 30 | 2 | 55,651 | Gallons | | | |
| | | | | | | | | | | |
| Barn 12 | Existing | Total Confinement Barn | 136 | 60 | | | | Swine, > 300 pounds | 96 | 38.4 |
| LMSA 12 | Existing | Poured Concrete Pit | 136 | 60 | 1.5 | 91,555 | Gallons | | | |
| | | | | | | | | | | |
| LMSA 13 | Existing | Poured Concrete Pit | 22 | 9 | 2 | 3,060 | Gallons | | | |
| | | | | | | | | | | |
| Barn 14 | Existing | Total Confinement Barn | 40 | 26 | | | | | | |
| LMSA 14 | Existing | Poured Concrete Pit | 40 | 26 | 2 | 15,558 | Gallons | | | |
| | | | | | | | | | | |
| Barn 15 | Existing | Total Confinement Barn | 236 | 83 | | | | Swine, > 300 pounds | 260 | 104 |
| LMSA 15 | Existing | Poured Concrete Pit | 224 | 83 | 3 | 195,000 | Gallons | | | |
| | | | | | | | | | | |
| Barn 16 | Proposed | Total Confinement Barn | 274 | 162 | | | | Swine, > 300 pounds | 1875 | 750 |
| LMSA 16 | Proposed | Poured Concrete Pit | 262 | 162 | 12 | 3,492,292 | Gallons | | | |
| | | | | | | | | | | |
| Barn 17 | Proposed | Total Confinement Barn | 141 | 77 | | | | Swine, > 300 pounds | 162 | 64.8 |
| LMSA 17 | Proposed | Poured Concrete Pit | 135 | 80 | 3 | 242,352 | Gallons | | | |

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

# Animal feedlot or manure storage area permit application

**NPDES and SDS Permit Program**

*Doc Type: Permit Application*

**Applicability:** You must submit this form to the Minnesota Pollution Control Agency (MPCA) for issuance, reissuance, and major modification of National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) feedlot permit coverage. A separate application form exists for minor modification requests. *The Feedlot permit modifications fact sheet that explains major and minor permit modifications is available on the MPCA website* at https://www.pca.state.mn.us/feedlots ***Keep a copy of this application form and all submittals for your records.***

**Submit this form and any required enclosures to the MPCA as follows:**

- After signing this form, scan and email it along with any required enclosures to FeedlotSubmittal.pca@state.mn.us.
  - To submit the application fee – mail the check with a copy of the first page of this form to the address listed below.
- If submission via email is not possible, you can mail this form, the required enclosures, and check for the application fee to:

  Attn: Feedlot Master File Staff
  Minnesota Pollution Control Agency
  18 Wood Lake Drive SE
  Rochester, MN 55904

## I. Permit type and reason for application

**Feedlot Registration number:** 049-50003

Please indicate which type of feedlot permit coverage you are applying for *(choose only one)*

☒ NPDES (Federal Permit) with State requirements included ☐ SDS (State Permit)

Please indicate the reason for the permit application *(choose only one)*

- ☐ General permit coverage issuance
  (No existing general permit coverage or coverage under a new general permit due to pending expiration of current coverage)
- ☒ General permit coverage major modification
  (Changes to sites with existing general permit coverage, including construction or expansion)
- ☐ Individual permit issuance
  (No existing individual permit)
- ☐ Individual permit reissuance
  (Existing Individual permit due to expire and no desire to make any changes)
- ☐ Individual permit major modification
  (Changes to a site with an existing Individual permit, including construction or expansion)

## II. Owner's name(s) and address(es) - (All partners of a Limited Liability Partnership (LLP) must be listed.)

**Primary owner** – Will be used as the mailing address

Name: Circle K Family Farms
Address: 35559 County 45 Blvd
City: Lake City State: MN
Phone: 651-923-4824 Zip: 55041
Email: mike.kohl@hotmail.com

**Additional owner** – attach additional sheets as necessary

Name:
Address:
City: State:
Phone: Zip:
Email:

***Note:*** *The term owner includes all persons having possession, control, or title to an animal feedlot or manure storage area (including lessees or renters). All owners must be listed. Attach to this application the names, addresses, and phone numbers of all additional owners.*

## III. Facility name and site address

Site Name: Main Sow

☐ Facility is a MN Ag Water Quality Certified Farm (MAWQCP)

*Complete if facility address is different than the primary owner address:*

Street: 35559 County45 Blvd
City: Lake City State: MN
Phone: 651-923-4824 Zip: 55041

## Contact person for day-to-day activities

Name: Mike Kohlnhofer
Street: 35559 County 45 Blvd
City: Lake City State: MN
Phone: 651-923-4824 Zip: 55041
Cell phone: 651-764-3608
Email: mike.kohl@hotmail.com

*(General letters/notices may be sent by email where one is indicated.)*

## IV. Billing address

Indicate where the Permit fee invoice(s) should be mailed (check only one):

☐ Primary owner address in Section II ☒ Contact person in Section III

## V. Facility location

County: Goodhue Township name: Belvidere

| Township (26 – 71 or 101 – 168) | Range (1 – 51) | Section (1 – 36) | ¼ Section (160 acre) (NW, NE, SW, SE) | ¼ of ¼ Section (40 acre) (NW, NE, SW, SE) |
|---|---|---|---|---|
| T 111 N | R 14 W | 11 | SW | NE |

## VI. Sensitive features

1. Is any part of the facility within 1,000 feet of any type of surface waters or tile intake? ☐ Yes ☒ No

   If Yes, select all types below

   ☐ Lake ☐ River ☐ Stream (Perennial or Intermittent) ☐ Tile Intake
   ☐ Pond ☐ Creek ☐ Ditch ☐ Wetland ☐ Calcareous Fen ☐ Unknown

2. Is any part of the facility located within 300 feet of a river/stream? ☐ Yes ☒ No

3. Is any part of the facility located within a delineated flood plain *(100 year flood)*? ☐ Yes ☒ No

4. Is any part of the facility located within designated shoreland? ☐ Yes ☒ No

5. Is any part of the facility located within 1,000 feet of a karst feature? ☐ Yes ☒ No
   (sinkholes, caves, disappearing springs, resurgent springs, karst windows, dry valleys, or blind valleys)

   If Yes, complete a. and b. below:

   a. Are there 4 or more sinkholes within 1,000 feet? ☐ Yes ☐ No

   b. Is any part of the facility within 300 feet of a known sinkhole? ☐ Yes ☐ No

6. Is any part of the facility located within 1,000 feet of the following types of wells: ☐ Yes ☒ No

   If Yes, select the applicable well type below:

   ☐ a community water supply well
   ☐ a well serving a public school as defined under Minn. Stat. § 120A.05
   ☐ a well serving a private school excluding home school sites
   ☐ a well serving a licensed child care center where the well is vulnerable (Minn. R. 4720.5550, subp. 2)

## VII. Environmental Review (complete when construction or expansion is proposed)

Mandatory environmental review is required when the addition of 1,000 or more animal units (AU) is proposed as part of the construction/expansion at any facility. The threshold when environmental review is mandatory is reduced to 500 AU when any part of the facility is located within a "sensitive area". The facility is within a sensitive area when any of the following apply.

- Any part of the facility is within a delineated floodplain (yes to question 3 above)
- Any part of the facility is within designated shoreland (yes to question 4 above)
- Any part of the facility is within 1,000 feet of a karst feature (yes to question 5 above)
- Any part of the facility is within a vulnerable drinking water supply management area
- Any part of the facility is within a federal, state, or local wild and scenic river district
- Any part of the facility is located within the Minnesota River Project Riverbend area or the Mississippi headwaters area

Additionally mandatory environmental review is required for "Phased actions". Phased actions are defined under Minnesota law (Minn. R. ch. 4410) as two or more projects located in the same geographic area and constructed sequentially within three years of each other by the same proposer. When this is the case, the animal units from all projects are combined to determine if environmental review is required. The following will assist the MPCA to evaluate if your project qualifies as a "phased action".

Do you have ownership interest in another livestock operation that was constructed/expanded within the past three years or are you substantially certain you will be constructing/expanding another livestock operation within the next three years?

☒ Yes ☐ No

If Yes, how far away *(straight-line distance)* is it located from the project proposed in this application? 0 miles

There are also rule provisions to require completion of the environmental review process in the event of a citizen petition or upon the discretion of the MPCA. Please see the MPCA fact sheet entitled "When is Environmental Review Required for Feedlots" (available on the MPCA website at https://www.pca.state.mn.us/quick-links/environmental-review) and/or Minn. R. 4410 for further details.

## VIII. Animal numbers and animal unit (AU) calculation

Complete the table below to identify the **maximum** number of animals housed at the facility. All animal numbers and animal sizes used to complete this table should reflect the animal holding **capacity** of the facility even if the facility does not currently house or propose to house that number of animals. At no time is the number of animals at the facility allowed to exceed the capacity provided below without first obtaining a permit or permit modification.

**Current capacity** - List the current head count **capacity** for each animal type in column 3 below. For sites with a permit, this should match the currently permitted number of animals. Next, multiply the AU Factor in column 2 by the number of animals listed in column 3 to get the *Current AU Capacity* for each animal type (column 4). Finally, add together all AU's in column 4 to get a total at the bottom of the chart. *If this application is for a brand-new feedlot site leave columns 3 and 4 blank. (i.e., bare piece of ground)*

**Final capacity** - List the final head count **capacity** for each animal type in column 5 below. This number should include current animals plus or minus any expansion or reduction in each animal type. This should reflect the maximum AU capacity requested with this permit application. Next, multiply the AU Factor in column 2 by the number of animals listed in column 5 to get the *Final AU Capacity* for each animal type (column 6). Finally, add together all AU's in column 6 to get a total at the bottom of the chart.

| | | ***Current* AU capacity** | | ***Final* AU capacity** (Current +/- Changes) | |
|---|---|---|---|---|---|
| **1. Animal type** | **2. Animal unit factor** | **3. Head count** | **4. Animal units = column 2 x column 3** | **5. Head count** | **6. Animal units = column 2 x column 5** |
| **A. Dairy cattle** | | | | | |
| Mature cow (milked or dry) over 1,000 lbs. | 1.4 | | | | |
| Mature cow (milked or dry) under 1,000 lbs. | 1.0 | | | | |
| Heifer | 0.7 | | | | |
| Calf | 0.2 | | | | |
| **B. Veal** | | | | | |
| Veal | 0.2 | | | | |
| **C. Beef cattle** | | | | | |
| Slaughter steer/heifer, stock cow, or bull | 1.0 | | | | |
| Feeder cattle (stocker or backgrounding), heifer | 0.7 | | | | |
| Cow and calf pair | 1.2 | | | | |
| Calf (weaned) | 0.2 | | | | |
| **D. Swine** | | | | | |
| Over 300 lbs. | 0.4 | 4480 | 1792 | 6517 | 2607 |
| Between 55 and 300 lbs. | 0.3 | 790 | 237 | 790 | 237 |
| Under 55 lbs. | 0.05 | 600 | 30 | 600 | 30 |
| **E. Horses** | | | | | |
| Horse | 1.0 | | | | |
| **F. Sheep** | | | | | |
| Sheep or Lamb | 0.1 | | | | |
| **G. Chickens with a *liquid* manure system** | | | | | |
| Layer Hens or Broilers | 0.033 | | | | |
| **H. Chickens with a *dry* manure system** | | | | | |
| Broilers over 5 lbs. | 0.005 | | | | |
| Broilers under 5 lbs. | 0.003 | | | | |
| Layer Hens over 5 lbs. | 0.005 | | | | |
| Layer Hens under 5 lbs. | 0.003 | | | | |
| **I. Turkeys** | | | | | |
| Over 5 lbs. | 0.018 | | | | |
| Under 5 lbs. | 0.005 | | | | |
| **J. Ducks** | | | | | |
| Duck (with a liquid manure handling system) | 0.01 | | | | |
| Duck (with a dry manure handling system) | 0.01 | | | | |
| **K. Animals not listed in A to J** (AU factor in column 2 = average weight of the animal type divided by 1,000 lbs.) | | | | | |
| Animal type: | | | | | |
| **Total animal unit capacity**<br>Add all numbers in column 4 for Current AU total<br>Add all numbers in column 6 for Final AU total | | | **Current AU Capacity Total**<br>**2059** | | **Final AU Capacity Total**<br>**2874** |

**Pasture access:** Do any animals at the facility have access to pasture? ☐ Yes ☒ No

## IX. Animal holding areas

Complete the table below for all your animal holding areas. If needed, continue your list on an additional copy of this page.

| **Animal holding area ID** | ***List each animal holding area in a separate column*** | | | | | |
|---|---|---|---|---|---|---|
| Facility Site Sketch ID (i.e., #1, A, Barn 1) | #1 | #2 | #3 | #4 | #5 | #6 |
| **Status:** (check one box only)<br>*Proposed* - not permitted previously<br>*Approved* - permitted but not yet operational<br>*Existing* - current operational component*<br>*Modifying* - change to a permitted component | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating |
| Distance to nearest well (ft.) | 90 | 60 | 26 | 220 | 36 | 150 |

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

| **Type of animal holding areas**<br>(indicate dimensions and floor type) | ***Write approximate dimensions in feet in the space below***<br>*(width x length or area with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Total confinement barn (slatted floor) | 78 X 100 | 44 X 160 | 162 X 244 | 60 X 142 | 80 X 132 | 76 X 296 |
| Total confinement barn (solid floor) | | | | | | |
| Partial confinement barn | | | | | | |
| Open lot with runoff controls | | | | | | |
| Open lot without runoff controls | | | | | | |
| Animal Holding Area Floor Type<br>(check all that apply) | ☒Concrete ☐Soil<br>☐Asphalt ☐Other | ☒Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☒Other | ☒Concrete ☐Soil<br>☐Asphalt ☐Other | ☒Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☒Other |

| **Animal numbers** | ***Indicate the maximum capacity (number of animals) of each animal holding area***<br>*The total number of all animals listed should match the final animal numbers listed on page 3.* | | | | | |
|---|---|---|---|---|---|---|
| Mature dairy cows (over 1,000 lbs.) | | | | | | |
| Mature dairy cows (under 1,000 lbs.) | | | | | | |
| Dairy heifers | | | | | | |
| Dairy calves | | | | | | |
| Veal | | | | | | |
| Slaughter steer/heifer, stock cow or bull | | | | | | |
| Feeder cattle-stocker/background/heifer | | | | | | |
| Cow and calf pair | | | | | | |
| Beef calves (weaned) | | | | | | |
| Swine over 300 lbs. | 410 | 400 | 1840 | 450 | | 378 |
| Swine between 55 and 300 lbs. | | | | | 790 | |
| Swine under 55 lbs. | | | | | | |
| Horses | | | | | | |
| Sheep or lamb | | | | | | |
| All chickens with liquid manure system | | | | | | |
| Broiler chickens over 5 lbs. - dry system | | | | | | |
| Broiler chickens under 5 lbs. - dry system | | | | | | |
| Laying hens over 5 lbs. - dry system | | | | | | |
| Laying hens under 5 lbs. - dry system | | | | | | |
| Turkeys - over 5 lbs. | | | | | | |
| Turkeys - under 5 lbs. | | | | | | |
| Ducks | | | | | | |
| Other: | | | | | | |

| **Air emissions plan for animal holding areas*** | ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)***<br>*(choose at least one strategy for each category below for each animal holding area)* | | | | | |
|---|---|---|---|---|---|---|
| Odor control strategies currently employed | A, D, E, G | A, D, E, G | A, D, E, G | A, D, E, G | A, D, E, G | A, D, E, G |
| Possible additional odor control strategies**<br>(must indicate at least one practice) | J | J | J | J | J | J |

**Potential practices employed to minimize emissions/odors from animal holding areas**

A. Disperse/mix air with tree plantings
B. Treatment of escaping air with control technologies
C. Maintain clean, dry floors to eliminate manure buildup
D. Promptly clean up any spilled feed
E. Regular removal of manure
F. Higher oil and fat content in feed to reduce dust
G. Eliminate manure buildup under gates, feeders, etc..
H. Maintain exhaust fans and avoid manure and dust accumulation
I. Use spray oil to reduce dust
J. I will consult the MPCA to identify changes that can be made to reduce odors
K. Other: _____

* This satisfies Minn. R. 7020.0505, subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

## IX. Animal holding areas

Complete the table below for all your animal holding areas. If needed, continue your list on an additional copy of this page.

| **Animal holding area ID** | ***List each animal holding area in a separate column*** | | | | | |
|---|---|---|---|---|---|---|
| Facility Site Sketch ID (i.e., #1, A, Barn 1) | #7 | #8 | #11 | #12 | #14 | #15 |
| **Status:** (check one box only)<br>*Proposed* - not permitted previously<br>*Approved* - permitted but not yet operational<br>*Existing* - current operational component*<br>*Modifying* - change to a permitted component | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating |
| Distance to nearest well (ft.) | 130 | 240 | 190 | 150 | 100 | 200 |

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

| **Type of animal holding areas**<br>(indicate dimensions and floor type) | ***Write approximate dimensions in feet in the space below***<br>*(width x length or area with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Total confinement barn (slatted floor) | 82 X 140 | 80 X 120 | 30 X 124 | 60 X 136 | 40 X 26 | 236 X 83 |
| Total confinement barn (solid floor) | | | | | | |
| Partial confinement barn | | | | | | |
| Open lot with runoff controls | | | | | | |
| Open lot without runoff controls | | | | | | |
| Animal Holding Area Floor Type<br>(check all that apply) | ☐Concrete ☐Soil<br>☐Asphalt ☒Other | ☒Concrete ☐Soil<br>☐Asphalt ☐Other | ☒Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☒Other | ☒Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☒Other |

| **Animal numbers** | ***Indicate the maximum capacity (number of animals) of each animal holding area***<br>*The total number of all animals listed should match the final animal numbers listed on page 3.* | | | | | |
|---|---|---|---|---|---|---|
| Mature dairy cows (over 1,000 lbs.) | | | | | | |
| Mature dairy cows (under 1,000 lbs.) | | | | | | |
| Dairy heifers | | | | | | |
| Dairy calves | | | | | | |
| Veal | | | | | | |
| Slaughter steer/heifer, stock cow or bull | | | | | | |
| Feeder cattle-stocker/background/heifer | | | | | | |
| Cow and calf pair | | | | | | |
| Beef calves (weaned) | | | | | | |
| Swine over 300 lbs. | 150 | 496 | | 96 | | 260 |
| Swine between 55 and 300 lbs. | | | | | | |
| Swine under 55 lbs. | | | 600 | | | |
| Horses | | | | | | |
| Sheep or lamb | | | | | | |
| All chickens with liquid manure system | | | | | | |
| Broiler chickens over 5 lbs. - dry system | | | | | | |
| Broiler chickens under 5 lbs. - dry system | | | | | | |
| Laying hens over 5 lbs. - dry system | | | | | | |
| Laying hens under 5 lbs. - dry system | | | | | | |
| Turkeys - over 5 lbs. | | | | | | |
| Turkeys - under 5 lbs. | | | | | | |
| Ducks | | | | | | |
| Other: | | | | | | |

| **Air emissions plan for animal holding areas*** | ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)***<br>*(choose at least one strategy for each category below for each animal holding area)* | | | | | |
|---|---|---|---|---|---|---|
| Odor control strategies currently employed | A, D, E, G | A, D, E, G | A, D, E, G | A, D, E, G | A, D, E, G | A, D, E, G |
| Possible additional odor control strategies**<br>(must indicate at least one practice) | J | J | J | J | J | J |

**Potential practices employed to minimize emissions/odors from animal holding areas**

A. Disperse/mix air with tree plantings
B. Treatment of escaping air with control technologies
C. Maintain clean, dry floors to eliminate manure buildup
D. Promptly clean up any spilled feed
E. Regular removal of manure
F. Higher oil and fat content in feed to reduce dust
G. Eliminate manure buildup under gates, feeders, etc..
H. Maintain exhaust fans and avoid manure and dust accumulation
I. Use spray oil to reduce dust
J. I will consult the MPCA to identify changes that can be made to reduce odors
K. Other: _____

* This satisfies Minn. R. 7020.0505, subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

## IX. Animal holding areas

Complete the table below for all your animal holding areas. If needed, continue your list on an additional copy of this page.

| **Animal holding area ID** | ***List each animal holding area in a separate column*** | | | | | |
|---|---|---|---|---|---|---|
| Facility Site Sketch ID (i.e., #1, A, Barn 1) | #16 | #17 | | | | |
| **Status:** (check one box only)<br>*Proposed* - not permitted previously<br>*Approved* - permitted but not yet operational<br>*Existing* - current operational component*<br>*Modifying* - change to a permitted component | ☒Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☒Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating |
| Distance to nearest well (ft.) | 200 | 120 | | | | |

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

| **Type of animal holding areas**<br>(indicate dimensions and floor type) | ***Write approximate dimensions in feet in the space below***<br>*(width x length or area with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Total confinement barn (slatted floor) | 162.2 X 274 | 76.8 X 140.7 | | | | |
| Total confinement barn (solid floor) | | | | | | |
| Partial confinement barn | | | | | | |
| Open lot with runoff controls | | | | | | |
| Open lot without runoff controls | | | | | | |
| Animal Holding Area Floor Type<br>(check all that apply) | ☐Concrete ☐Soil<br>☐Asphalt ☒Other | ☐Concrete ☐Soil<br>☐Asphalt ☒Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other |

| **Animal numbers** | ***Indicate the maximum capacity (number of animals) of each animal holding area***<br>*The total number of all animals listed should match the final animal numbers listed on page 3.* | | | | | |
|---|---|---|---|---|---|---|
| Mature dairy cows (over 1,000 lbs.) | | | | | | |
| Mature dairy cows (under 1,000 lbs.) | | | | | | |
| Dairy heifers | | | | | | |
| Dairy calves | | | | | | |
| Veal | | | | | | |
| Slaughter steer/heifer, stock cow or bull | | | | | | |
| Feeder cattle-stocker/background/heifer | | | | | | |
| Cow and calf pair | | | | | | |
| Beef calves (weaned) | | | | | | |
| Swine over 300 lbs. | 1875 | 162 | | | | |
| Swine between 55 and 300 lbs. | | | | | | |
| Swine under 55 lbs. | | | | | | |
| Horses | | | | | | |
| Sheep or lamb | | | | | | |
| All chickens with liquid manure system | | | | | | |
| Broiler chickens over 5 lbs. - dry system | | | | | | |
| Broiler chickens under 5 lbs. - dry system | | | | | | |
| Laying hens over 5 lbs. - dry system | | | | | | |
| Laying hens under 5 lbs. - dry system | | | | | | |
| Turkeys - over 5 lbs. | | | | | | |
| Turkeys - under 5 lbs. | | | | | | |
| Ducks | | | | | | |
| Other: | | | | | | |

| **Air emissions plan for animal holding areas*** | ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)***<br>*(choose at least one strategy for each category below for each animal holding area)* | | | | | |
|---|---|---|---|---|---|---|
| Odor control strategies currently employed | A, D, E, G | A, D, E, G | | | | |
| Possible additional odor control strategies**<br>(must indicate at least one practice) | J | J | | | | |

**Potential practices employed to minimize emissions/odors from animal holding areas**

A. Disperse/mix air with tree plantings
B. Treatment of escaping air with control technologies
C. Maintain clean, dry floors to eliminate manure buildup
D. Promptly clean up any spilled feed
E. Regular removal of manure
F. Higher oil and fat content in feed to reduce dust
G. Eliminate manure buildup under gates, feeders, etc..
H. Maintain exhaust fans and avoid manure and dust accumulation
I. Use spray oil to reduce dust
J. I will consult the MPCA to identify changes that can be made to reduce odors
K. Other: _____

* This satisfies Minn. R. 7020.0505, subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

## X. Manure handling, feed storage, and dead animal areas

Complete the table below for your manure storage, feed/silage storage areas and dead animal disposal areas on your site. If needed, continue your list on an additional copy of this page.

| **Manure, feed, or dead animal areas** | ***List each manure handling, feed storage, and dead animal area in a separate column*** | | | | | |
|---|---|---|---|---|---|---|
| Facility Site Sketch ID (i.e., #1, A, Basin 1) | #1 | #2 | #3 | #4 | #5 | #6 |
| **Status:** (check one box only)<br>*Proposed* - not permitted previously<br>*Approved* - permitted but not yet operational<br>*Existing* - current operational component*<br>*Modifying* - change to a permitted component | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating |
| Distance to nearest well (ft.) | 90 | 60 | 260 | 220 | 360 | 150 |

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

| **Type of liquid manure or process wastewater storage/treatment areas** (indicate dimensions) | ***Write approximate top dimensions in feet in the space below*** *(width x length x depth or volume with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Earthen or GCL lined basin | | | | | | |
| Below barn concrete tank | 78 X 100 X 12 | 44 X 100 X 6 | 162 X 244 X 12 | 60 X 142 X 1.5 | 80 X 132 X 8 | 76 X 296 X 1.5 |
| In-ground concrete tank/basin (outdoor) | | | | | | |
| Above-ground concrete tank | | | | | | |
| Synthetic lined (HDPE, EPDM, etc.) basin | | | | | | |
| Steel tank (i.e., slurry-store) | | | | | | |
| Composite lined (2 liner types) basin/tank | | | | | | |
| Vegetated Infiltration Area | | | | | | |
| Other (describe): | | | | | | |

| **Type of solid manure, feed storage, and dead animal areas** (indicate dimensions and floor type) | ***Write approximate dimensions in feet in the space below*** *(width x length or area with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Permanent stockpile | | | | | | |
| Dead animal management area | | | | | | |
| Covered feed storage area | | | | | | |
| Uncovered feed storage area | | | | | | |
| Sweet corn silage storage<br>storage pad area | | | | | | |
| Tonnage on site at any one time | | | | | | |
| Other (describe): | | | | | | |
| Stockpile, feed storage, or mortality area floor/liner type (check all that apply) | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other | ☐Concrete ☐Soil<br>☐Asphalt ☐Other |

| **Air emissions plan for liquid and solid manure storage areas*** | ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)*** *(choose at least one strategy for each category below for each* ***manure storage area****)* *(this is not required for feed storage areas, vegetative infiltration areas, or dead animal management areas)* | | | | | |
|---|---|---|---|---|---|---|
| Odor control strategies currently employed | L | L | L | L | L | L |
| Possible additional odor control strategies** (must indicate at least one practice) | O | O | O | O | O | O |

### Potential practices employed to minimize emissions/odors from manure storage areas

*(no practices required for feed storage areas, vegetative infiltration areas, or dead animal management areas)*

***Liquid storage area specific (basins, pits, etc.)***

A. Maintain crust on basin by using organic bedding
B. Cover liquid manure storage area with straw
C. Cover liquid manure storage area with synthetic cover
D. Anaerobic digestion
E. Separate solids with settling basin or liquid/solid separator
F. Utilize a pit additive to break down solids

***Solid storage area specific (stockpiles)***

G. Reduce length of time stockpile is maintained
H. Solid manure composting
I. Cover the solid manure stockpile
J. Incinerate solid manure at approved/permitted facility

***Practices applicable to solid or liquid storage areas***

K. Notify neighbors of manure application periods and avoid holidays
L. Disperse/mix air with tree plantings
M. Add straw or other bedding material to reduce odor/ emissions
N. Treatment of escaping air with control technologies
O. I will consult the MPCA to identify changes that can be made to reduce odors
P. Other: _____
Q. Other: _____
R. Other: _____

* This satisfies Minn. R.7020.0505 subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

## X. Manure handling, feed storage, and dead animal areas

Complete the table below for your manure storage, feed/silage storage areas and dead animal disposal areas on your site. If needed, continue your list on an additional copy of this page.

| **Manure, feed, or dead animal areas** | ***List each manure handling, feed storage, and dead animal area in a separate column*** | | | | | |
|---|---|---|---|---|---|---|
| Facility Site Sketch ID (i.e., #1, A, Basin 1) | #7 | #8 | #9 | #10 | #11 | #12 |
| **Status:** (check one box only)<br>*Proposed* - not permitted previously<br>*Approved* - permitted but not yet operational<br>*Existing* - current operational component*<br>*Modifying* - change to a permitted component | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating |
| Distance to nearest well (ft.) | 13 | 240 | 110 | 50 | 190 | 150 |

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

| **Type of liquid manure or process wastewater storage/treatment areas** (indicate dimensions) | ***Write approximate top dimensions in feet in the space below*** *(width x length x depth or volume with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Earthen or GCL lined basin | | | | | | |
| Below barn concrete tank | 82 X 140 X 1.5 | 80 X 120 X 12 | | | 30 X 124 X 2 | 60 X 136 X 1.5 |
| In-ground concrete tank/basin (outdoor) | | | | | | |
| Above-ground concrete tank | | | | | | |
| Synthetic lined (HDPE, EPDM, etc.) basin | | | | | | |
| Steel tank (i.e., slurry-store) | | | 81 x 25 cylinder | | | |
| Composite lined (2 liner types) basin/tank | | | | | | |
| Vegetated Infiltration Area | | | | | | |
| Other (describe): | | | | | | |

| **Type of solid manure, feed storage, and dead animal areas** (indicate dimensions and floor type) | ***Write approximate dimensions in feet in the space below*** *(width x length or area with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Permanent stockpile | | | | | | |
| Dead animal management area | | | | 45 X 16 | | |
| Covered feed storage area | | | | | | |
| Uncovered feed storage area | | | | | | |
| Sweet corn silage storage storage pad area | | | | | | |
| Tonnage on site at any one time | | | | | | |
| Other (describe): | | | | | | |
| Stockpile, feed storage, or mortality area floor/liner type (check all that apply) | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☒Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other |

| **Air emissions plan for liquid and solid manure storage areas*** | ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)*** *(choose at least one strategy for each category below for each **manure storage area**)* *(this is not required for feed storage areas, vegetative infiltration areas, or dead animal management areas)* | | | | | |
|---|---|---|---|---|---|---|
| Odor control strategies currently employed | L | L | L | L | L | L |
| Possible additional odor control strategies** (must indicate at least one practice) | O | O | O | O | O | O |

### Potential practices employed to minimize emissions/odors from manure storage areas

*(no practices required for feed storage areas, vegetative infiltration areas, or dead animal management areas)*

***Liquid storage area specific (basins, pits, etc.)***

A. Maintain crust on basin by using organic bedding
B. Cover liquid manure storage area with straw
C. Cover liquid manure storage area with synthetic cover
D. Anaerobic digestion
E. Separate solids with settling basin or liquid/solid separator
F. Utilize a pit additive to break down solids

***Solid storage area specific (stockpiles)***

G. Reduce length of time stockpile is maintained
H. Solid manure composting
I. Cover the solid manure stockpile
J. Incinerate solid manure at approved/permitted facility

***Practices applicable to solid or liquid storage areas***

K. Notify neighbors of manure application periods and avoid holidays
L. Disperse/mix air with tree plantings
M. Add straw or other bedding material to reduce odor/ emissions
N. Treatment of escaping air with control technologies
O. I will consult the MPCA to identify changes that can be made to reduce odors
P. Other: _____
Q. Other: _____
R. Other: _____

* This satisfies Minn. R.7020.0505 subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

## X. Manure handling, feed storage, and dead animal areas

Complete the table below for your manure storage, feed/silage storage areas and dead animal disposal areas on your site. If needed, continue your list on an additional copy of this page.

| **Manure, feed, or dead animal areas** | ***List each manure handling, feed storage, and dead animal area in a separate column*** | | | | | |
|---|---|---|---|---|---|---|
| Facility Site Sketch ID (i.e., #1, A, Basin 1) | #13 | #14 | #15 | #16 | #17 | |
| **Status:** (check one box only)<br>*Proposed* - not permitted previously<br>*Approved* - permitted but not yet operational<br>*Existing* - current operational component*<br>*Modifying* - change to a permitted component | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☒Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☒Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating |
| Distance to nearest well (ft.) | 260 | 100 | 200 | 200 | 120 | |

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

| **Type of liquid manure or process wastewater storage/treatment areas** (indicate dimensions) | ***Write approximate top dimensions in feet in the space below*** *(width x length x depth or volume with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Earthen or GCL lined basin | | | | | | |
| Below barn concrete tank | 9'4" X 22' X 2' | 40 X 26 X 2 | 224 X 83.5 X 3 | 162 X 262 X 12 | 80 X 135 X 3 | |
| In-ground concrete tank/basin (outdoor) | | | | | | |
| Above-ground concrete tank | | | | | | |
| Synthetic lined (HDPE, EPDM, etc.) basin | | | | | | |
| Steel tank (i.e., slurry-store) | | | | | | |
| Composite lined (2 liner types) basin/tank | | | | | | |
| Vegetated Infiltration Area | | | | | | |
| Other (describe): | | | | | | |

| **Type of solid manure, feed storage, and dead animal areas** (indicate dimensions and floor type) | ***Write approximate dimensions in feet in the space below*** *(width x length or area with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Permanent stockpile | | | | | | |
| Dead animal management area | | | | | | |
| Covered feed storage area | | | | | | |
| Uncovered feed storage area | | | | | | |
| Sweet corn silage storage storage pad area | | | | | | |
| Tonnage on site at any one time | | | | | | |
| Other (describe): | | | | | | |
| Stockpile, feed storage, or mortality area floor/liner type (check all that apply) | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other |

| **Air emissions plan for liquid and solid manure storage areas*** | ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)*** *(choose at least one strategy for each category below for each **manure storage area**)* *(this is not required for feed storage areas, vegetative infiltration areas, or dead animal management areas)* | | | | | |
|---|---|---|---|---|---|---|
| Odor control strategies currently employed | L | L | L | L | L | |
| Possible additional odor control strategies** (must indicate at least one practice) | O | O | O | O | O | |

### Potential practices employed to minimize emissions/odors from manure storage areas

*(no practices required for feed storage areas, vegetative infiltration areas, or dead animal management areas)*

***Liquid storage area specific (basins, pits, etc.)***

A. Maintain crust on basin by using organic bedding
B. Cover liquid manure storage area with straw
C. Cover liquid manure storage area with synthetic cover
D. Anaerobic digestion
E. Separate solids with settling basin or liquid/solid separator
F. Utilize a pit additive to break down solids

***Solid storage area specific (stockpiles)***

G. Reduce length of time stockpile is maintained
H. Solid manure composting
I. Cover the solid manure stockpile
J. Incinerate solid manure at approved/permitted facility

***Practices applicable to solid or liquid storage areas***

K. Notify neighbors of manure application periods and avoid holidays
L. Disperse/mix air with tree plantings
M. Add straw or other bedding material to reduce odor/ emissions
N. Treatment of escaping air with control technologies
O. I will consult the MPCA to identify changes that can be made to reduce odors
P. Other: _____
Q. Other: _____
R. Other: _____

* This satisfies Minn. R.7020.0505 subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

## X. Manure handling, feed storage, and dead animal areas

Complete the table below for your manure storage, feed/silage storage areas and dead animal disposal areas on your site. If needed, continue your list on an additional copy of this page.

| **Manure, feed, or dead animal areas** | ***List each manure handling, feed storage, and dead animal area in a separate column*** | | | | | |
|---|---|---|---|---|---|---|
| Facility Site Sketch ID (i.e., #1, A, Basin 1) | #13 | #14 | #15 | #16 | #17 | |
| **Status:** (check one box only)<br>*Proposed* - not permitted previously<br>*Approved* - permitted but not yet operational<br>*Existing* - current operational component*<br>*Modifying* - change to a permitted component | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☒Existing<br>☐Modifying<br>☐Eliminating | ☒Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☒Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating | ☐Proposed<br>☐Approved<br>☐Existing<br>☐Modifying<br>☐Eliminating |
| Distance to nearest well (ft.) | 260 | 100 | 200 | 200 | 120 | |

* for facilities without current NPDES or SDS permit coverage, this would include all current components of your registered feedlot

| **Type of liquid manure or process wastewater storage/treatment areas** (indicate dimensions) | ***Write approximate top dimensions in feet in the space below*** *(width x length x depth or volume with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Earthen or GCL lined basin | | | | | | |
| Below barn concrete tank | 9.3 X 22 X 2 | 40 X 26 X 2 | 224 X 83.5 X 3 | 162 X 262 X 12 | 76.8 X134.7X 3 | |
| In-ground concrete tank/basin (outdoor) | | | | | | |
| Above-ground concrete tank | | | | | | |
| Synthetic lined (HDPE, EPDM, etc.) basin | | | | | | |
| Steel tank (i.e., slurry-store) | | | | | | |
| Composite lined (2 liner types) basin/tank | | | | | | |
| Vegetated Infiltration Area | | | | | | |
| Other (describe): | | | | | | |

| **Type of solid manure, feed storage, and dead animal areas** (indicate dimensions and floor type) | ***Write approximate dimensions in feet in the space below*** *(width x length or area with units for irregular shapes)* | | | | | |
|---|---|---|---|---|---|---|
| Permanent stockpile | | | | | | |
| Dead animal management area | | | | | | |
| Covered feed storage area | | | | | | |
| Uncovered feed storage area | | | | | | |
| Sweet corn silage storage storage pad area | | | | | | |
| Tonnage on site at any one time | | | | | | |
| Other (describe): | | | | | | |
| Stockpile, feed storage, or mortality area floor/liner type (check all that apply) | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other | ☐Concrete ☐Soil ☐Asphalt ☐Other |

| **Air emissions plan for liquid and solid manure storage areas*** | ***Indicate from the list below the letter(s) of the applicable air emission control strategy(s)*** *(choose at least one strategy for each category below for each **manure storage area**)* *(this is not required for feed storage areas, vegetative infiltration areas, or dead animal management areas)* | | | | | |
|---|---|---|---|---|---|---|
| Odor control strategies currently employed | L | L | L | L | L | |
| Possible additional odor control strategies** (must indicate at least one practice) | O | O | O | O | O | |

### Potential practices employed to minimize emissions/odors from manure storage areas

*(no practices required for feed storage areas, vegetative infiltration areas, or dead animal management areas)*

***Liquid storage area specific (basins, pits, etc.)***

A. Maintain crust on basin by using organic bedding
B. Cover liquid manure storage area with straw
C. Cover liquid manure storage area with synthetic cover
D. Anaerobic digestion
E. Separate solids with settling basin or liquid/solid separator
F. Utilize a pit additive to break down solids

***Solid storage area specific (stockpiles)***

G. Reduce length of time stockpile is maintained
H. Solid manure composting
I. Cover the solid manure stockpile
J. Incinerate solid manure at approved/permitted facility

***Practices applicable to solid or liquid storage areas***

K. Notify neighbors of manure application periods and avoid holidays
L. Disperse/mix air with tree plantings
M. Add straw or other bedding material to reduce odor/ emissions
N. Treatment of escaping air with control technologies
O. I will consult the MPCA to identify changes that can be made to reduce odors
P. Other: _____
Q. Other: _____
R. Other: _____

* This satisfies Minn. R.7020.0505 subp. 4 item B (1). The response to documented exceedances is satisfied by the application certification text.
** In the event that odor complaints are validated, the practices identified will be implemented pursuant to MPCA request/approval.

## XI. Changes to groundwater monitoring plan (complete only if applicable)

If groundwater monitoring is required at the facility, this application can request changes to the MPCA-approved groundwater monitoring plan. In order to request changes to the groundwater monitoring plan, please indicate the type of change requested.

☐ Elimination of monitoring ☐ Change to sampling frequency

☐ Change to sample testing protocol ☐ Other

When a change is requested, please include with this permit application documentation from a qualified professional that provides a technical analysis and justification for the requested changes.

## XII. Notifications and public meetings

The notifications identified in items A and B are required to be done **before** permit issuance.

### A. 500 or more AU: Notice to residents and property owners within 5,000 feet of a proposed project

**When required.** A notice is required in ***either*** of the following situations:

- ***Construction of a new*** feedlot, or manure storage area, which will have a capacity of 500 AU or more.
- ***Expansion of an existing*** feedlot, or manure storage area, which currently has, or will have upon completion of the expansion, a capacity of 500 AU or more.

**Notice methods**. The owner shall not less than 20 business days before the anticipated issuance date of the permit, provide notice to each resident and each owner of real property within 5,000 feet of the perimeter of the proposed facility. This notice *must* include, at a minimum, the information provided in Minn. R. 7020.2000, subp.4.

An example notice can be found in the factsheet *Public Notification Requirements – Feedlots with more than 500 Animal Units* available on the MPCA website at https://www.pca.state.mn.us/feedlots.

**Verification of notice**.

The MPCA must verify that this notice has been completed prior to permit issuance. Documentation that this notice has been completed can be provided with the permit application (preferred) or submitted at a later date, prior to permit issuance.

***When the notice has been completed prior to this application***

Please include with this permit application one of the following options that provides verification that the required notice has been completed:

- An affidavit of publication from a newspaper of general circulation used to provide this notification.
- A list of all parties, with their location, that were notified by certified mail and copies of all signed mail return receipts.
- A list of all parties, with their location, that were personally visited with a date and signature from each party and certification signed by a notary public indicating in detail what was discussed.

***When the notice has not been completed prior to this application***

Please include with this permit application the following:

- A copy of the content of the notification
- Date notification is scheduled to occur: July 24, 2019

Note: The permit cannot be issued prior to receiving verification that the notice has actually taken place. This verification must be one of the three items listed above.

### B. Non-delegated county public meeting minutes (Minn. Stat. § 116.07, subd. 7(l))

A county which has not accepted delegation of the feedlot program must hold a public meeting prior to issuance of a feedlot permit by the MPCA for an animal feedlot with a capacity of 300 or more animal units.

Date meeting has occurred or is scheduled to occur: _____

**Verification of public meeting.**

A copy of the meeting minutes must be provided to the MPCA for verification of completion of this requirement prior to permit issuance.

## XIII. Certification and signature

### General permit

The Applicant certifies that, if this is an application is for a general permit, they are familiar with the requirements of the general permit. The Applicant understands that if the MPCA determines the facility does not meet the criteria for coverage under the general permit; this application will be used as an application for an individual Permit.

### Notification to local officials

The Applicant certifies that, if the application includes construction of a new facility or expansion of an existing facility, all local zoning authorities have been notified in accordance with Minn. R. 7020.2000 subp. 5.

### Operation and Maintenance Plan

The Applicant certifies that the following operation and maintenance measures will be employed:

- Operate and maintain manure storage areas according to the approved design plans including:
  - Repair of damage
  - Maintenance of freeboard
  - No discharge (unless approved)
  - Control vegetation and tree growth with frequent mowing
  - Access only at designated points (i.e. concrete ramps)
- Divert surface water flow away from and prevent pooling near manure storage areas
- Operate manure storage area capacity to be consistent with the approved manure management plan
- Perform routine maintenance of manure handling/transfer equipment
- Minimize erosion and sediment transport with vegetative buffers and/or gravel/rock energy dissipation
- Minimize stormwater contact with sources of pollution
- Operate animal mortality management areas according to MN Board of Animal Health and other applicable requirements
- Dispose of solid and hazardous waste according to applicable regulations
- Perform groundwater monitoring according to the MPCA approved plan

### Air Emissions Plan – response to documented exceedances *(Minn. R. 7020.0505 subp. 4, item B (1)(b))*

The Applicant certifies that, if ambient air quality monitoring indicates an exceedance of the Hydrogen Sulfide Standard, they will submit a report, at the MPCA's request, that provides documentation that one of the following will control the emissions.

**Liquid manure storage areas**

- Chemical additions
- Natural crusting
- Straw cover
- Synthetic cover (i.e., HDPE)
- Treatment of escaping air

**Solid manure storage areas**

- Synthetic cover
- Frequent manure removal
- Frequent land application
- Incineration
- Composting

The report will provide evidence that the technology will control the emissions, indicate when the technology will be installed and fully operational, and indicate what temporary measures will be taken to minimize emissions prior to installation. Alternatives may be approved at the discretion of the MPCA. The report will be immediately implemented upon MPCA approval.

### Construction Stormwater (CSW) Permit

The Applicant certifies that, if this application is for a NPDES permit where construction activities will disturb one or more acres of land, it will also serve as an application for the general CSW NPDES permit, as referenced in the feedlot NPDES permit, unless a separate application for CSW NPDES permit coverage has been made. The Applicant agrees to comply with the requirements of the CSW NPDES permit.

### Applicant signature

I hereby certify that the design, construction, and operation of the facility will be in accordance with this application and plans, specifications, reports, and related communications approved by the MPCA, and in accordance with applicable permit conditions or regulations/standards of the MPCA.

I also certify under penalty of law that this document and all attachments were prepared under my direction or supervision and the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

The person that signs this application must be one of the following:

A. For a corporation, a principal executive officer of at least the level of vice president
B. For a partnership, a general partner
C. For a sole proprietorship, the proprietor

Print name: Mike Kohlnhofer Print official title: Owner

Office phone: 651-923-4824 Cell phone: 651-764-3608

Signature: [signature] Date: 7-8-2019

To sign up for electronic communications including reminders for annual reports as well as MPCA feedlot newsletters and other MPCA communications, please go to the MPCA website at https://public.govdelivery.com/accounts/MNPCA/subscriber/new.

## Required enclosures (Permit applications submitted without all required enclosures are incomplete.)

All forms are available on the *NPDES and SDS permits* page of the MPCA feedlot program website at: https://www.pca.state.mn.us/feedlots

☒ A. A site sketch/aerial photograph indicating the location of the existing and proposed facility components.

☒ B. A Manure/Nutrient Management Plan (MMP) **submitted on the MPCA's standardized form.**

When **all** manure is transferred to another entity for utilization, complete a MMP using the form:

MMP requirements when ownership of manure is transferred.

When **any** portion of manure is applied to land owned, rented, or leased by the applicant(s), or applied to other land where nutrient application decisions are made by the applicant(s), complete a MMP using the spreadsheet form:

MPCA Manure Management Planner.

*Notes: The MMP requirements when ownership of manure is transferred form is incorporated into the spreadsheet to account for instances when only some of the manure is transferred.*

*A hand-entry version of the MPCA Manure Management Planner.*

☐ C. Plans and Specifications for construction, modification, or expansion of any liquid manure storage area.

☒ D. Emergency Response Plan for response to manure spills and catastrophic animal mortality events. The plan must be completed using the MPCA's form.

☒ E. Permit application fee: (**Check payable to:** Minnesota Pollution Control Agency)

| Permitting action | Application fee | Application fee when Environmental Review (EAW) is required* |
|---|---|---|
| General permit coverage issuance | $620 | $5,270 |
| General permit coverage major modification | $620 | $5,270 |
| Individual permit issuance | $1,860 | $6,510 |
| Individual permit reissuance | $620 | $5,270 |
| Individual permit major modification | $1,860 | $6,510 |

*See Part VII of this application for more information regarding the need for preparation of an EAW.

☐ F. **Conditional** – Stormwater Pollution Prevention Plan (SWPPP). Development of a SWPPP is required when construction disturbs one or more acres at any feedlot site. The SWPPP must be available at the construction site but does **not** need to be submitted with this application unless the construction disturbs 50 acres or more of land and this application is for an NPDES permit.

The MPCA has developed the *SWPPP template for feedlot construction activities* to assist in development of a SWPPP.

☐ G. **Optional** – Verification of the notifications required in part XII of this application. If not submitted with the application, the MPCA must receive the verification prior to permit issuance. It is strongly recommended that the applicable verifications be included with the permit application.

Owners:

Yon Kohlnhofer
35559 County 45 Blvd
Lake City, MN 55041
651-345-4961

Jeff Kohlnhofer
37112 280th Ave
Goodhue, MN 55027
651-345-5169

Mike Kohlnhofer
36857 County 45 Blvd
Goodhue, MN 55027
651-923-4824


#9
#1
#12
#2
#11
#17
#15
#7
#14
#6
#4
#5
#8
#13
#3
#16
CIRCLE K FAMILY FARMS
UNTY 45 BLVD
140'8"
76'9"
83'6"
236'
162'
274'

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

# Emergency Response Plan

**NPDES and SDS Permit Program**

Feedlot Program

*Doc Type: Permit Application*

***Applicability:*** This *Emergency Response Plan* is to be used in case of an emergency spill, leak, or failure at the production facility or land application area and to assist with response to catastrophic animal mortality events (barn fires, tornadoes, etc.). You must submit this form as part of an application for National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) feedlot permit coverage.

Facility name: Main Sow

Feedlot registration no.: 049-50003

Owner/Operator name: Circle K Family Farms

Feedlot permit no.: MNG44032

## List of critical phone numbers and contacts

| | Contact person (or Company) | Phone number |
|---|---|---|
| **Emergency contacts** | | |
| • Fire/Ambulance | ---------- | **911** |
| • County Sheriff | Marty Kelly | 651-385-3155 |
| **Agency contacts** | | |
| • **Minnesota Duty Officer** | ---------- | **1-800-422-0798** |
| • Minnesota Pollution Control Agency (MPCA) Field Office | Mark Gernes | 507-206-2643 |
| • County Feedlot Officer (CFO) | Kelsey Petit | 651-923-5286 |
| • Board of Animal Health Contact | Dr. Beth Thompson | 651-296-2942 |
| **Other contacts** | | |
| • Insurance company | | 952-469-4968 |
| • Gopher State One Call | ---------- | **1-800-252-1166** |
| • | | |
| **Local vendors for spill and/or catastrophic mortality response assistance** | | |
| • Manure pumper | Bruce Dankers | 651-923-5427 |
| • Manure loading equipment | Bruce Dankers | 651-923-5427 |
| • Earth moving equipment | Jason Fitzgerald | 651-923-4060 |
| • Tiling equipment | Benson tile | 507-732-7750 |
| • Containment/Absorption materials (hay, straw, cornstalks, sawdust) | Bruce Dankers | 651-923-5427 |
| • | | |

**Provide the Minnesota Duty Officer:**

- Your contact information
- Incident location, date, and time
- For spills
  - spill type
  - spill amount
  - surface water or field tile impacted
- Progress made in response to the spill or catastrophic mortality event

### Manure Spill Emergency Response Procedures*

1. Immediately stop the source of a liquid manure leak or spill:
   - Turn off pumps or valves
   - Clamp hoses or park tractor on hoses
2. Contain spilled manure:
   - Use skid loader or tractor with blade to make berms
   - Install bale checks and block downstream culverts
   - Insert sleeves around tile intakes (or plug/cap)
   - Use tillage equipment to work ground ahead of spill
   - Use absorptive materials
3. Make necessary phone calls as listed in the chart above:
   - Notify Minnesota Duty Officer at 1-800-422-0798
   - Notify sheriff's office if spilled on public roads or right-of-ways
4. Cleanup:
   - Clean up spill immediately from road and roadside
   - Clean up all material, including the contaminated soil, as soon as possible by scraping, or by other means
   - Land apply manure at agronomic rates or place manure back in the manure storage area/ solid manure stockpile
   - Follow recommendations of MPCA staff and/or CFO
   - Restore site to its original conditions
   - If rain is expected prior to completion of cleanup; actions need to be taken to contain manure contaminated runoff from solid manure spills
5. Document your actions:
   - Keep records of all actions related to the spill and follow up activities

**A detailed site map should be displayed on site to assist employees identify sensitive receptors near the facility (surface water, wells, tile intakes, etc.).*

### Catastrophic Animal Mortality Response

1. Make necessary phone calls as listed in the chart above:
   - Notify Minnesota Duty Officer at 1-800-422-0798
   - Notify Minnesota Board of Animal Health
   - Notify MPCA and CFO
2. Cleanup
   - Dispose of mortalities according to recommendations of MN Board of Animal Health Representative
   - Locate disposal area for mortalities to prevent impacts to surface and/or groundwater (consult MPCA/CFO)
3. Document your actions
   - Keep records of all actions related to the animal mortality disposal activities

If burial of animal mortalities is necessary, the burial site must meet the following:

- Located 1000 feet from lakes and 300 feet from rivers and streams
- Mortalities are not buried within 5 feet of the seasonal water table
- Mortalities are not buried within 10 feet of karst susceptible bedrock
- Soils are not sandy or gravelly

**Describe approximate location(s) of potential burial site(s) below:**

300 ft W of Main sow

Notice is hereby given per Minnesota Statutes, Chapter 116, that Circle K Family Farms – Main Sow has made application to the Minnesota Pollution Control Agency or the County of Goodhue for a permit to construct a total confinement farrowing and a total confinement gestation barn. The existing feedlot is located in the NE ¼ of SW ¼ of Section 11, Belvidere Township, Goodhue County, Minnesota. The existing facility consists of Swine 2,059 AU housed in total confinement barns with underfloor concrete pits. The proposed buildings are 76'10" x 140'8" total confinement farrowing barn with a 76'10" x 134'8" x 3' underfloor concrete pit and a 162'2" x 274' total confinement gestation barn with a 162'2" x 262' x 12' underfloor concrete pit. The total animal unit capacity will be 2,904 AU. This publication shall constitute as notice to each resident and each owner of real property within 5,000 feet of the perimeter of the proposed feedlot as required by Minnesota State Law. Published in the Lake City Graphic, Dated July 24, 2019.

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

# SWPPP Template for Feedlot Construction Activities

## Stormwater Pollution Prevention Plan (SWPPP)

*Doc Type: Stormwater Pollution Prevention Plan*

**Instructions:** All feedlot construction that disturbs one or more acres must develop a SWPPP. This Stormwater Pollution Prevention Plan (SWPPP) Template is intended to provide a means for feedlot construction sites to comply with the General Stormwater Permit for Construction Activity. The Minnesota General Stormwater Permit for Construction Activity (MN R100001) available is from Minnesota Pollution Control Agency (MPCA) website at http://www.pca.state.mn.us/water/stormwater/index.html.

☐ Construction at my feedlot does **not** include land disturbing activities, or disturbs less than one acre of land; therefore, a SWPPP is **not** required. (Completion of this form is not required if checked)

*Note: Applications for NPDES feedlot permits using the online application system require the inclusion of a SWPPP even though it may not technically be required. To satisfy that requirement upload this page of the SWPPP template with the above box checked.*

## I. General construction activity information

**Project name:** Circle K Family Farm – Main Sow **Registration Number:** 049-50003

**Project location:**

County: 35559 County 45 Blvd Township: Belvedere T111N R14W Section: 11 ¼ Sect.: NESW

**Total number of acres to be disturbed:** 5.5 (tenths of an acre)

**Estimated construction start date:** August, 2019 **Estimated construction end date:** December, 2019

**Pre-construction acres of impervious surface:** 9.5 (tenths of an acre)

**Post-construction acres of impervious surface:** 11.5 (tenths of an acre)

**Total new impervious surface acres** (Post – Pre): 2.0 (tenths of an acre)

*Examples of impervious surface include:*
- *Parking lots*
- *Rooftops*
- *Driveways*
- *Other concrete, asphalt, or gravel areas*

## II. Receiving waters

List all waters within one mile (nearest straight line distance) that are likely to receive stormwater runoff from the project site either during or after construction:

**Receiving waters within one mile of project property edge:**

| Water body ID[1] | Name of water body | Type (ditch, pond, wetland, fen, lake, stream, river) | Special water?[1] (See Stormwater Permit Appendix A) | Impaired Water?[1,2] (See Stormwater Permit Appendix A) |
|---|---|---|---|---|
| No Name | Small Wetland | wetland - 2000 ft SW | ☐ Yes ☒ No | ☐ Yes ☒ No |
| Trout strm | Clear Creek | stream -0.4 mi SW | ☐ Yes ☒ No | ☐ Yes ☒ No |
| | | | ☐ Yes ☐ No | ☐ Yes ☐ No |
| | | | ☐ Yes ☐ No | ☐ Yes ☐ No |

[1] Water body ID and special and impaired waters information can be obtained with the Construction Stormwater Special Waters search tool available on the MPCA website at: http://pca-gis02.pca.state.mn.us/CSW/index.html.

[2] Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment

**Wetland impacts:**

Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a stormwater pond? ☐ Yes ☒ No

If yes, describe below impacts and mitigation measures that will be taken to address the impacts and attach to this SWPPP, copies of permits or approvals from an official state wide wetland program issued specifically for this project or site:

## III. Project plans and maps

Attach to this SWPPP site maps and/or plan sheets that depict the following features:

- The project location and construction limits.
- Location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.).
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Locations of all temporary and permanent erosion and sediment controls.
- Standard details for erosion and sediment control Best Management Practices (BMPs) to be installed at the site.
- Portions of the site that drain to a public water with Minnesota Department of Natural Resources (DNR) work in water restrictions for fish spawning timeframes.
- Locations of Buffer zones.
- Locations of potential pollution-generating activities.

## IV. Temporary erosion prevention practices

Indicate/describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

☐Check dams ☐Rip rap ☒Construction phasing ☐Vegetative buffers
☒Terracing ☐Erosion blankets ☒Minimize soil disturbance
☐Other (Describe): _____

Describe below installation techniques, procedures, and timelines for implementation of erosion prevention practices (Include estimated quantity of materials)

Construction phasing will be used to minimize the amount of disturbed land open at any one time.

## V. Temporary sediment control practices

Indicate/describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including tile intakes:

☒Silt fence ☐Rock construction entrance ☐Vegetative buffers
☐Fiber logs ☒Construction phasing ☐Minimize soil disturbance/compaction
☐Other (Describe): _____

Describe below installation techniques, procedures, and timelines for implementation of temporary sediment control practices (Include estimated quantity of mater

Install silt fencing at perimeter locations prior to construction activity. Construct sediment basin prior to soil moving activity.

**Dewatering:**

Describe below measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points when dewatering is required at the site:

**Temporary sediment basin:**

When the project includes 10 or more acres draining to a common location (5 acres or more if the site is within 1 mile of a special or impaired water) a temporary sediment basin required. Attach to this SWPPP plans for design and construction of the basin.

## VI. Permanent stormwater management system

When the project results in one acre or more acres of new impervious surfaces a permanent stormwater management system is required. Indicate which option will be employed at the facility:

☐ Option 1: A water quality volume of **one inch of runoff** from the cumulative new impervious surfaces will be collected and contained within a permitted feedlot component such as a liquid manure storage area or vegetated infiltration area.

☒ Option 2: A separate stormwater management system will be constructed and will account for the following:

- a water quality volume of **one inch of runoff** from the cumulative new impervious surfaces must be retained on site through infiltration unless site specific circumstances are not favorable for the use of infiltration.
  Common instances when infiltration is not favorable include:
  - o Karst susceptibility
  - o High water table
  - o Soils with large clay content (i.e., 60%+)
  - o Soils in hydrologic group D
- If infiltration of stormwater is not favorable, identify the alternative method to handle stormwater:

  ☒ Sedimentation Basin ☒ Filtration ☒ Combination of Practices

  ☐ Other (Describe): _____
- Attach design parameters for the planned permanent stormwater management system, including
  - o location
  - o basin depth
  - o volume calculations
  - o design of pre-treatment devices
  - o outlet configurations
  - o discharge rate calculation
  - o timing of installation

  For more design information consult the Minnesota Stormwater Manual on the MPCA website at http://stormwater.pca.state.mn.us/index.php/Main_Page.
- For infiltration or filtration systems attach information about soil type and distance to the seasonal water table or bedrock (from bottom of the basin) in the location of the infiltration or filtration system.
- For projects that discharge to trout streams, including tributaries to trout streams, attach a method of incorporating temperature controls into the permanent stormwater management system:

## VII. Additional considerations (as applicable)

**Impaired waters:**

Attach to this SWPPP any additional BMPs or other specific construction related implementation activities identified in an approved Total Maximum Daily Load and Waste Load Allocations.

**Special waters:**

Describe below any additional stormwater mitigation measures that will be implemented when discharge is to special waters:

**Environmental review:**

Describe below any stormwater mitigation measures that will be implemented, as a result of an environmental review, endangered or threatened species review or archeological site review:

**Karst:**

Describe below any additional (or different) stormwater management measures required for karst or drinking water supply management areas to protect groundwater standards:

## VIII. Pollution prevention management measures

Indicate/describe practices for storage and disposal of the following to minimize exposure to stormwater:

- solid waste
- pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials
- hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids)
- building products with a potential to leach pollutants

☒ Store in areas protected from precipitation and dispose of materials in accordance with applicable rules and regulations

☐ Other (Describe): _____

**Sanitary wastes**

Indicate/describe management of sanitary wastes:

☒ Temporary facilities will be used and waste disposed of in accordance with applicable rules and regulations and the facilities will be located away from the active construction area to minimize accidental tipping by equipment.

☒ Existing permanent facilities currently exist at/near the construction site and will be available to construction personnel

☐ Other (Describe): _____

**Vehicle Wastes**

Wastes related to vehicles will be handled as follows:

- Materials will be on hand to minimize effects from spills related to re-fueling of equipment. Spills will be cleaned up promptly and reported to the Minnesota Duty Officer as required.
- Runoff from exterior vehicle washing will be routed to in-place control structures. No engine de-greasing will take place.

**Concrete washout**

Concrete washout will take place in accordance with the guidance provided in the MPCA's concrete, paint, stucco, and other washout guidance facsheet available at http://www.pca.state.mn.us/index.php/view-document.html?gid=7397.

## IX. Inspections and Records

**Construction BMPs:**

Identify the trained* individual(s) responsible for installing, supervising, repairing, inspecting, and maintaining erosion prevention and sediment control BMPs at the site:

Company name: Circle K Family Farm Partners Site contact: Yon Kohlnhofer

Phone: 651-764-2282 Email: yonkohl@hotmail.com

** Attach training documentation*

**Permanent stormwater management system:**

Identify individual(s) responsible for operation and maintenance of permanent stormwater controls at the site:

☒ Feedlot operator ☐ Other:

Company name: Circle K Family Farm Partners Site contact: Yon Kohlhofer

Phone: 651-764-2282 Email: yonkohl@hotmail.com

**Inspections procedures and recordkeeping**

All inspections and record keeping procedures will follow the requirements specified in the Minnesota General Stormwater Permit for Construction Activity (MN R100001).

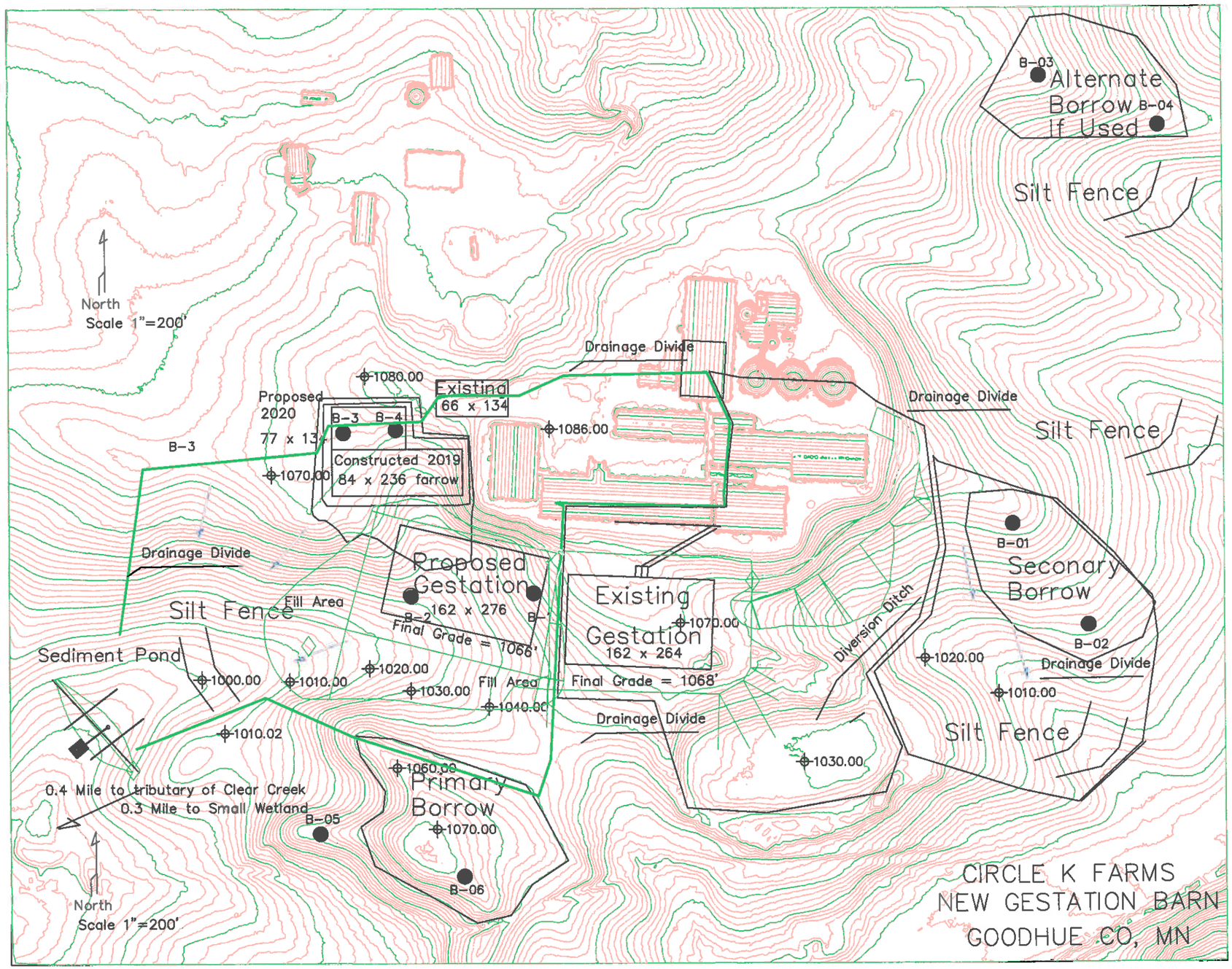
## X. Final Stabilization

Indicate/describe the methods of final stabilization to be implemented following completion of construction activites:

☒ Uniform perennial vegetative cover (70% of expected final growth before removal of temporary measures)

☒ Permanent stormwater controls are installed and functional (if system is required required)

☐ Other (Describe): _____


B-03
Alternate Borrow
B-04
If Used
Silt Fence
North
Scale 1"=200'
Drainage Divide
1080.00
Existing
66 x 134
Proposed
2020
77 x 134
B-3
B-4
1086.00
Drainage Divide
Silt Fence
B-3
Constructed 2019
84 x 236 farrow
1070.00
Drainage Divide
Proposed
Gestation
162 x 276
B-2
Fill Area
Final Grade = 1068'
Silt Fence
Existing
Gestation
162 x 264
1070.00
Diversion Ditch
B-01
Seconary
Borrow
B-02
Drainage Divide
1020.00
1010.00
Silt Fence
Sediment Pond
1000.00
1010.00
1020.00
1030.00
Fill Area
1040.00
Final Grade = 1068'
Drainage Divide
1010.02
1030.00
1060.00
Primary
Borrow
1070.00
0.4 Mile to tributary of Clear Creek
0.3 Mile to Small Wetland
B-05
B-06
North
Scale 1"=200'
CIRCLE K FARMS
NEW GESTATION BARN
GOODHUE CO, MN

# Goodhue County Land Use Management

**Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066**

***Lisa M. Hanni, L.S. Director*** — ***County Surveyor / Recorder***

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

**To:** Planning Commission
**From:** Land Use Management
**Meeting Date:** October 21, 2019
**Report date:** October 11, 2019

**PUBLIC HEARING: Request for CUP for a Utility-Scale Solar Energy System (SES)**
Request for a CUP submitted by SolarClub 8, LLC (applicant) and Lomen Properties LLC (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.0 acres. Parcel 38.026.0700. TBD CTY 168 BLVD, Zumbrota, MN 55992. Part of the E ½ of the SE ¼ of Sect 26 Twp 110 Range 16 in Minneola Township. A3 Zoned District.

**Application Information:**
Applicant: SolarClub 8, LLC (applicant) and Lomen Properties LLC (owners)
Address of zoning request: TBD CTY 168 BLVD, Zumbrota, MN 55992
Parcel(s): 38.026.0700
Abbreviated Legal: Part of the E ½ of the SE ¼ of Sect 26 Twp 110 Range 16 in Minneola Township.
Township Information: Minneola Township received application materials from the applicant September 26, 2019. The request will be on the October 17, 2019 Township Board Agenda.
Zoning District: A3 (Urban Fringe District)

**Attachments and links:**
Applications and submitted project summary
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
http://www.co.goodhue.mn.us/DocumentCenter/View/2428

**Background:**
The applicant has submitted a CUP request to construct and operate a one (1) Megawatt (MW) photovoltaic (PV) utility-scale solar garden on approximately 6.0 acres of leased land located in Minneola Township that is currently owned by Lomen Properties LLC. The project would be developed in conjunction with the State of Minnesota Solar Garden program and Xcel Energy's Solar Rewards Community Program. The program allows developers to design, permit, own, and operate solar energy systems and sell the generated power directly to consumers. Upon completion, the Solar Garden would connect to Xcel Energy's distribution grid and generate up to 1 MW of energy annually over the next 25 years.

Per Goodhue County regulations, Solar Energy Systems (SES) that are the primary use of the land and are designed to primarily provide energy to off-site users or export to the wholesale market may be conditionally permitted as a "Utility-Scale SES" within the County's A3 zoned districts.

**Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses**
*No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to 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.*

**Project Summary:**

**Property Information:**

- The approximately 6.0-acre site to be leased by the applicant is currently used for row-crop agriculture (corn and soybeans) by the owner.

  The 53.4-acre Lomen property consists entirely of cropland. There are no existing structures on the property.

  Adjacent land uses include agriculture, low density residential and two Utility Scale SES to the southwest which were both approved by the County Board in 2017.

  The nearest residence is located approximately 1200 feet southeast of the proposed facility and is owned by Lomen Properties. Property in the City limits of Zumbrota abuts the proposed facility to the north.

- The property is bordered to the east, south and west by A-3 zoned properties and to the north by parcels in the City of Zumbrota.

**Solar Array:**

- The solar array is proposed to include 4428 solar modules (panels) installed in 21 rows. Steel and aluminum racks will hold up solar panels, reaching 10 to 12 feet above grade.

  The racking will be installed with piles that are anchored into the ground to an appropriate depth (typically between 6 and 8 feet) based on soil and geotechnical analysis.

  The solar array will interconnect to the power grid via a pad-mounted transformer in the southwest corner of the project area, facilitating connection to an existing Xcel Energy circuit.

- An existing crushed aggregate access road 20 feet wide will be used to access the leased project area. The access drive will be able to facilitate emergency vehicle access in inclement weather conditions. Emergency vehicle access appears adequate to service the facility. This access drive is currently used for the two existing SES sites to the southwest of the proposed site.

  A separate fire number will be required for the site.

- Once constructed, traffic to the site would be limited to periodic visits by maintenance and landscaping personnel to perform routine maintenance, in addition to any unplanned maintenance.

- The solar garden is sited to comply with all GCZO setback requirements for Solar Energy Systems.

**Landscaping/Drainage:**

- The site slopes generally from southwest to northeast.

  Apart from the meter pad (typically less than 320 square feet), the entire area within the project boundary will be seeded with fast-growing grasses which will be mowed as necessary to prevent woody species from establishing. A germinated pollinator friendly seed mix is proposed to be planted beneath the solar panels.

- The application notes that stormwater management measures will be determined by an engineering company with vast experience designing solar projects. Measures will include an analysis of the existing topography and the use of erosion control logs and silt fences where necessary.

  An erosion control/stormwater management plan is customarily submitted for administrative review at the time of building permit application.

- The Applicant conducted a site visit and visual impact analysis and stated that nearby properties would not have their lines-of-sight substantially obstructed or impeded by the proposed project. Existing vegetation around the perimeter of the site will be retained. The Applicants are not proposing to install any additional vegetative screening. The Planning Commission should consider whether any screening of the proposed SES is warranted.

- A 7-foot tall chain-link fence will be constructed around the perimeter of the project area for

security.

- Ample room exists on the property to fulfill GCZO off-street parking requirements.
- Construction is expected to last approximately 4 months.

**Maintenance/Decommissioning:**

- The project is subject to issuance of a Building Permit and must be constructed according to applicable building code requirements. The project will be inspected by County Building Inspections Staff and the State Electrical Inspector. In addition, Planning and Zoning Staff will inspect the project upon completion to ensure conformance with applicable zoning requirements.
- The applicant has an operations and equipment inspection plan to ensure safety, reliable operation, and production of the system. Monitoring and metering equipment installed on site will alert the maintenance team in real-time of a system performance issue.
- The Applicant has prepared a Decommissioning Agreement between SolarClub8 LLC and Lomen Properties LLC that includes removal of all non-biodegradable equipment, timelines for removal, and the establishment of a financial security.

  Per GCZO Article 19, the applicant may be required to provide a financial surety at up to 125% of the estimated decommissioning cost. The county has not typically exercised the right to financial assurance requirements for similar solar installations. The Planning Advisory Commission and County Board will need to decide if the County will require financial assurance to cover anticipated decommissioning costs.

**Draft Findings of Fact:**

*The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.*

1. The proposed Solar Garden does not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The use appears harmonious with the established uses in the vicinity.
2. The establishment of the proposed Solar Garden is not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and it does not appear incompatible with adjacent land uses.
3. A review of the applicant's submitted project summary indicates adequate utilities, access roads, drainage, and other necessary facilities are available to accommodate the proposed use.
4. The submitted plans identify means to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The submitted plans detail adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance.

*Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.*

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request for a CUP submitted by SolarClub 8 LLC (applicant) and Lomen Properties LLC (owners) for a Utility-Scale Photovoltaic Ground 1 Megawatt Solar Energy System (SES) occupying approximately 6.0 acres.
Subject to the following conditions:

1. Activities shall be conducted according to submitted plans, specifications, and narrative

unless modified by a condition of this CUP;

2. The project shall be decommissioned according to Article 19 Section 6 of the Goodhue County Zoning Ordinance and submitted plans;
3. A decommissioning agreement between the landowner and SolarClub 8 LLC shall be maintained to ensure reclamation of the area;
4. LUM staff shall be notified by the landowner or solar company 30 days prior to ownership transfer or operator changes;
5. Applicants shall communicate with Beau Kennedy, Wetlands Coordinator with the Goodhue SWCD to ensure compliance with applicable Wetlands Rules prior to completion of any site grading/construction and/or submittal of the Building Permit Application;
6. A stormwater management and erosion control plan shall be submitted for administrative review as part of the Building Permit Application for the project;
7. Applicants shall work with the Goodhue County Soil and Water Conservation District to determine an appropriate seed mix to establish on disturbed areas of the site;
8. Applicants shall obtain Building Permit approvals from the Goodhue County Land Use Management Department prior to establishing the use;
9. Compliance with Goodhue County Zoning Ordinance including, but not limited to, Article 19 Solar Energy Systems (SES) and Article 23 (Urban Fringe District). The applicant shall request a final inspection of the project for compliance with applicable zoning requirements upon completion of the project;
10. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations;
11. This CUP shall expire 30 years from the date of approval unless terminated prior to that date.

# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 38.026.0700 Permit#_____

## PROPERTY OWNER INFORMATION

| | | | |
|---|---|---|---|
| Last Name LOWER PROPERTIES LLC | First | | Email: |
| Street Address 16XXX Hwy 60 | | | Phone |
| City Zumbrota | State MN | Zip | Attach Legal Description as Exhibit "A" ☒ |
| Authorized Agent Chuck Beisner | | | Phone |
| Mailing Address of Landowner: 1210 Scheffer Ave. St. Paul, MN 55116 | | | |
| Mailing Address of Agent: 4974 Interlachen Dr. Alexandria, MN 56308 | | | |

## PROJECT INFORMATION

Site Address (if different than above):

Lot Size 53.4 Acres | Structure Dimensions (if applicable) –

What is the conditional/interim use permit request for? Solar Garden

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized

See attached.

## DISCLAIMER AND PROPERTY OWNER SIGNATURE

*I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.*

Signature of Landowner: Date

Signature of Agent Authorized by Agent:

## TOWNSHIP INFORMATION

Township Zoning Permit Attached? ☐ If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

| Signature | Title | Date |
|---|---|---|
| | | |

Comments:

## COUNTY SECTION

COUNTY FEE $350 RECEIPT #_____ DATE PAID _____

Applicant requests a CUP/IUP pursuant to Article ____ Section ____ Subdivision ____ of the Goodhue County Zoning Ordinance

What is the formal wording of the request?

Shoreland _____ Lake/Stream Name_____ Zoning District _____

Date Received_____ Date of Public Hearing _____ DNR Notice _____ City Notice _____

Action Taken: ____Approve _____ Deny Conditions:

# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

## PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).
   Solar Garden

2. Planned use of existing buildings and proposed new structures associated with the proposal.
   Solar Garden

3. Proposed number of non-resident employees.
   -

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.
   24/7/365

5. Planned maximum capacity/occupancy.
   -

6. Traffic generation and congestion, loading and unloading areas, and site access.
   Minimal after construction.

7. Off-street parking provisions (number of spaces, location, and surface materials).
   Sufficient

8. Proposed solid waste disposal provisions.
   -

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.
   -

10. Existing and proposed exterior lighting.

—

11. Existing and proposed exterior signage.

—

12. Existing and proposed exterior storage.

—

13. Proposed safety and security measures.

Security Fence

14. Adequacy of accessibility for emergency services to the site.

Yes

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

None

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

No landscaping. minimal grading.

17. Existing and proposed surface-water drainage provisions.

—

18. Description of food and liquor preparation, serving, and handling provisions.

—

19. Provide any other such information you feel is essential to the review of your proposal.

See Attached

Submitted to Goodhue County

# Conditional Use Permit Application for a 1 MW Solar Farm

Submitted by *SolarClub 8, LLC*

# SolarClub 8, LLC

September 26, 2019

Board of Commissioners
Goodhue County

Re: Conditional Use Permit Application to Develop a 1 MW Community Solar Garden

Dear Members of the Staff, Planning Commission, Township Board and County Board:

SolarClub 8, LLC, is pleased to present this application to Goodhue County to develop and operate a community solar garden.

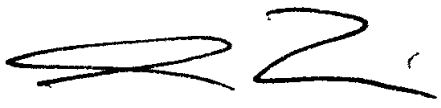
This 1 megawatt array of photovoltaic panels will generate electricity that will be purchased by Xcel Energy under a 25-year contract.

The solar garden will not generate any carbon or other harmful emissions, will be created from an inexhaustible source, the sun, will help Xcel Energy meet the State's mandate for use of renewable energy sources, and will align with the County's goals for sustainability. In addition, Xcel customers may subscribe to a share of the electrical output from the project, thus supporting this clean source of energy.

It is important to us to be a good corporate citizen and work cooperatively with each local community. This helps us respond to any concerns with conditions that create a successful energy development while supporting the County's community development objectives.

Please give our application your approval so that we can all benefit from this wise new source of electricity for our homes and businesses.

Sincerely,



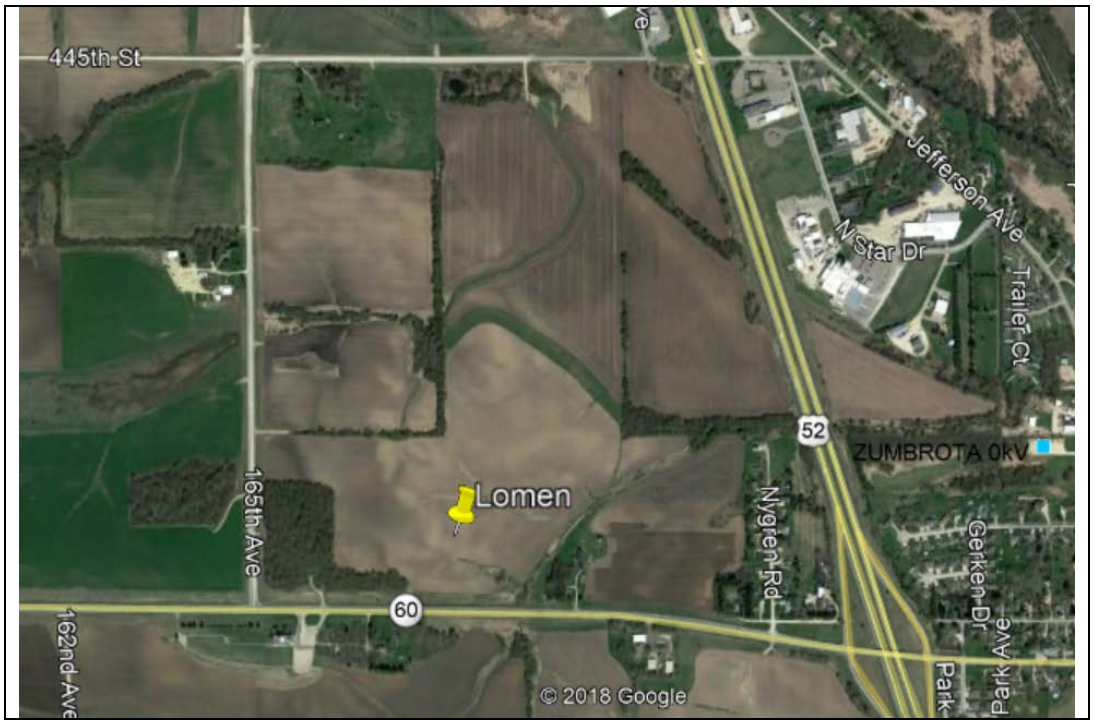
Dean Leischow
Chief Executive Officer

# Project Description

## Site Location

The site of the proposed community solar garden is 16XXX Highway 60, Minneola Township, as shown by Figure 1. The site size is approximately 53.4 acres.

The site is owned by Lomen Properties, 1215 Scheffer Avenue, St. Paul, MN. 55116




## Property Description

The property identification number is 38-260-700. S-T-R: 35 – 110 – 016.

Property legal description:

Sect-26 Twp-110 Range-016 53.40 AC
DOC#618932 E1/2 OF SE1/4 SEC
26-110-16 EX 25.40AC ANNEX
DOC#647880 REC 6/11/18 EX
PARCEL 4 CO R/W PLAT #200 ID#
38-0000-23000 (PT)

## Site Zoning

The site is zoned Urban Fringe district. Utility-scale solar energy systems are allowed in the Urban Fringe zoning district by a Conditional Use Permit.

## On-Site and Nearby Land Use

The site is used entirely for row crops. There is a house adjacent to the site on the southeast but totally sheltered by forest. Another rural residence stands approximately 800 feet east along Highway 60, and there is an urban neighborhood 2,100 feet to the east on the western edge of the City of Zumbrota. There is a farmstead about one-quarter mile to the northwest.

There are no buildings, wells, septic tanks or drain tiles on the site.

## Topography

The site slopes gradually from the southwest to the northeast.

## Vegetation

The only vegetation on the site is the row crops and the northern windrow of trees.

## Soils

The soils are suitable for supporting solar arrays. They are also very well suited for agriculture, and the site can be returned to farming when the solar project is de-commissioned in about 31 years. At that point, the site could be certified for organic farming, having not had chemicals applied in so many years.

## Floodplain

There is no floodplain mapped on the site by the Federal Emergency Management Administration.

## Site Plan

The site development plan for the community solar garden is shown below.

## Setbacks

The site development, including the security fence, conforms to the County's setback requirements for the zoning district -- **front: 60 feet; side and rear: 30 feet each.**

## Connection to the Xcel System

The proposed community solar garden will connect to the local utility grid at an existing distribution line that runs along Highway 60. Two diagrams of this interconnection are included on the Site Development Plan, above. The connection to the Xcel grid will be located underground. A signed agreement with the local utility company will be submitted with the application for a Building Permit.

## Site Access

Access to the site will be from 165th Street. Internal movement will consist of grassy lanes. No gravel is proposed although some rock may be used at the entrance. Not using gravel will help when the site de-commissioned and returned to farming.

## Grading, Drainage and Erosion Control

Grading for the community solar garden limited to the extent practical. It may include (1) creating grass-covered service roads among the blocks of arrays (2) creating pads for the electrical inverters, (3) stabilizing the construction entrances and exits and (4) establishing the parking and staging areas for vehicle and equipment storage / laydown and maintenance.

The solar arrays can conform to the slopes and do not require that terraces be created because each solar array is installed by simply drilling posts into the ground.

Storm water management measures will be determined by an engineering company with vast experience designing solar projects. Measures will include an analysis of the existing topography since no substantial grading will be required, the use of erosion control logs and silt fences where necessary, and establishment of a germinated pollinator friendly vegetative base underneath the project site before construction begins to prevent erosion. These can be specified in the Permit.

Disturbed soils will be returned closely to their original contours. The final site will be seeded with fast-growing grasses and mowed as necessary to prevent woody species from establishing. Consequently, the rate, volume and quality of the surface water runoff is expected to be improved from the present values generated by a plowed field of row crops.

The existing drainage from the site is not expected to be changed appreciably.

It is unlikely that water running from the face of the panels will create erosion under the bottom edge of the lower panels. The panels are set one-half inch apart to allow some of the runoff to drip to the sides. Water dripping from the bottom edge tends to disperse somewhat by wind action. Solar operators do not want erosion under the panels, as that could create minor problems.

## Solar Energy Conversion Panels

The solar energy conversion panels will be fixed-tilt, which will not move. They will be 10 to 12 feet tall and arranged in arrays as illustrated below. There would be approximately 4,000 solar panels.

**Typical Solar Arrays**

**Appearance of Typical Solar Panel Arrays in a Field**

The panels will be mounted on a steel and aluminum racking structure and average approximately 10 to 12 feet above grade.

The racking system is installed in the ground with pilings (I-beams) that are driven directly into the group at a depth usually between 6 feet and 8 feet depending on soil conditions.

The racking system manufacturer's engineer will provide certification that the design of the foundations and panels are within accepted professional standards, given local soil and climate controls. The equipment is designed to withstand wind up to 90 miles per hour and fifty pounds per square foot of snow.

The garden will have one concrete equipment pad, typically less than 320 square feet, to support interconnection and metering equipment.

The panels will be arranged into rows. Each row of solar panels will connect to an inverter. The inverters will be connected by directionally bored underground conduit that is housed

inside of housing that will be installed 2 feet below the surface. The conduit will lead to the concrete equipment pad for each garden. The inverters transform the direct current power generated by the photovoltaic system to alternating current power, which is then connected to the existing Xcel Energy three phase power distribution line at the point of common coupling. The solar array will be contained within an area protected by a seven-foot chain link fence with barbed wire on top of it. It will not create any noise, dust, fumes, glare, or other.

Manufacturer's Specifications of Major Equipment: Appendix A presents details about the manufacturer's specifications and recommended installation method for all major equipment, as required in Section 5, Subd. 1, H. of the County's solar energy system regulations.

## Visual Compatibility and Screening

We have conducted a site visit and visual impact analysis of the project. We believe that the community solar garden will be visually compatible with its agricultural and rural residential vicinity by virtue of these characteristics:

- The tracker solar collectors will be **10 to 12 feet** in height feet in height.
- The **existing vegetation** around the perimeter of the site will be retained. The site is very well screened from the distant houses and farmsteads by mature woods.

## Ground Cover

Native plantings will be used as ground cover. These grasses and forbs will enhance local biodiversity, consistent with the Pollinator Protection Pledge of the local solar power industry. They will be especially helpful to pollinator species such as bees and butterflies.

The ground cover will be kept mowed to a workable height, and noxious weeds will not be allowed to flourish and spread into nearby farm fields.

## Tree Protection

No trees will be removed from this site for the community solar garden.

## Perimeter Fence

A 7-foot, galvanized chain-link perimeter fence will be installed for safety and security. The fence will meet the setback requirement.

The fence will only encompass the facility and will be located toward the interior of the site relative to existing perimeter trees and shrubs in order to maintain that vegetation and obscure the view of the fence.

## Sign

A small freestanding sign will be erected near the entrance to the site. The sign will include the site address in 6-inch letters, emergency contact information, and emergency procedures.

# Construction

## Site Preparation

Construction of the community solar garden will include stabilizing the construction entrances and exits and access road and establishing the parking and staging areas for vehicle and equipment storage / laydown and maintenance. The laydown areas will be used for pre-assembly of components and materials storage and staging. These areas will also provide construction worker parking. The site access roads will remain in place for the operational phase of the Project.

The extent of grading will be determined during final design. Grading will be minimized to the extent practicable. Typically, grading will consist of small cut and fill areas needed to reshape slopes to allow for photovoltaic modules to be installed within a range of 4 to 7 feet off of the ground when at their zero-degree position for trackers, which is when they are horizontal to the ground. Fixed tilt systems would always be the same distance from the ground. Their maximum height when tilted will be 12 feet. Some grading will also be required for structure foundations, but grading for access roads will be limited to removal of unsuitable soils since they will be designed and constructed at-grade when possible. Dust suppression on access roads will follow MPCA guidelines.

During final design, the location of stripped and stockpiled topsoil may be removed during grading will be designated. Soil stockpiles could be as tall as 6 feet. During decommissioning, the stripped and stockpiled topsoil will be replaced following the de-commissioning plan.

General facility grading will occur in entrance access areas and preparation of the staging / lay down area. The temporary staging / lay down areas will be about 4 to 5 acres and located at various locations within the facility. The staging/lay down areas will be used for storage of construction materials and shipped equipment containers, receiving construction deliveries, and temporary parking for Project related vehicles. A temporary construction office trailer will be located at the facility during construction.

## Electrical Power Collection and Distribution System

The solar modules will convert sunlight into direct current (DC) electricity. The DC power will be collected from each of the multiple rows of solar modules through one or more combiner boxes and conveyed to an inverter. The inverter will convert the DC power to alternating current (AC) power, which will then flow to a medium-voltage transformer that converts the output of the inverter to 480 volts. Multiple medium-voltage transformers will be connected in a daisy-chain configuration, and power will be delivered to the onsite main distribution switchgear from separate 34.5kV circuits. This switchgear acts as the primary interconnection point, after which power is transmitted to the utility-owned grid via overhead power lines. Inverters, transformers and switchgear will be mounted on poured concrete foundations.

## Heavy Equipment

It is estimated that there will be between 10 and 20 large trucks used daily for equipment delivery during construction. Light duty trucks will also be used on a daily basis for

transportation of construction workers to and from each facility. Construction equipment such as scrapers, bulldozers, dump trucks, watering trucks, motor graders, vibratory compactors, backhoes and the following will be used during construction:

**Construction Timeline for the Project**

| Day Elapsed | Construction Milestones |
|---|---|
| + 1 | Project approval and construction begins:<br>▪ Installation of job facility trailers, temporary restroom facilities<br>▪ Grading and vegetation clearing where necessary,<br>▪ Preparation of roadways, staging/lay down yards,<br>▪ Installation of piers and racking (installation possible year round) |
| + 30 | Footings in place |
| + 45 | Primary wiring completed |
| + 90 | Control wiring completed |
| + 100 | Start acceptance testing |
| + 120 | Generation operational.<br>Regular NPDES / SWPPP inspection during and after construction.<br>Provide to the City an as-built drawing for the drainage improvements |

## Solar Equipment Installation

The solar energy system (arrays, collection and distribution systems) will be installed along with access roads after site preparation. The solar facility will be constructed in blocks, and multiple blocks will be constructed simultaneously. The Project will be constructed in approximately six months. Electrical testing and equipment inspections will be conducted prior to beginning commercial operations.

As portions of the Project near completion, temporary staging and lay down areas will be vacated, and disturbed areas will be reseeded and re-vegetated. Once installation is complete, the primary staging areas will be reduced in size and the supply structure and associated permanent infrastructure will be constructed.

After construction, temporarily disturbed areas within the Project will be restored to their pre-construction condition. The Project facility will be graded to pre-construction grades where possible, and soil will be loosened and seeded with low-growing perennial grass and forb species. Once construction is complete, the permanent access roads within the Project facility will be repaired and dressed as necessary to ensure their long-term function. Erosion control methods during and after construction will depend on the contours of the land, as well as requirements of relevant permits. Construction clean-up and facility restoration activities will last approximately two to four weeks.

## Telecommunication Line and Other Construction

A redundant set of telecommunication lines will be installed to the facility. This will connect and interact with the Xcel's electrical system. We will coordinate with Xcel and/or the local telecommunications utility to arrange for a connection to the existing system.

# Operations and Maintenance

## Monitoring

The solar garden site will operate and be monitored 24 hours a day, 365 days a year after construction has been completed.

## Equipment Inspection

Equipment inspection will occur at regular intervals, including:

- PV modules: visual check of the PV modules, tracking system and surrounding grounds to verify the integrity of the PV modules and racking structure, or the presence of animals and nests, etc.;
- Inverters, transformer and electrical panels: visual check of the devices including the connection equipment and the grounding network.
- Check for presence of water and dust;
- Electrical check: measurement of the insulation level and dispersion.
- Check of the main switches and safety devices (fuses);
- Noise: check of abnormal sounds;
- Cabling and wiring: visual check of electrical lines (where visible) and connection box to verify its status.

## Performance Monitoring

Performance monitoring will consist of a real-time and continuous assimilation of the data acquired by the facility meteorological station, energy meter and SCADA system. Operators and or maintenance personnel will be immediately notified of abnormalities so timely corrective action such as repair or replacement on: modules, racking, the collection system, and etc., can occur.

## Maintenance Plan

A maintenance plan will be created for the project to ensure ongoing performance, including a scheduled check of the facility's components and a predictive maintenance approach for the devices subjected to derating / degradation. Derating / degradation refer to the known process of components losing efficiency over the expected useful life. Like all technology and physical components, a certain amount, sometimes 20 percent, of this efficiency loss is unavoidable over the expected component life. We will plan for and maintain the facility to ensure the maximum performance over the expected life of the components. Once construction is complete, staff will be present on a daily basis, with potentially more personnel at the facility at intervals associated with the maintenance .

## Facility Maintenance

Routine maintenance of the Project will include road maintenance, fence and gate inspection, and lighting system checks. Module washing is not needed on a scheduled basis. Rain keeps the modules sufficiently clean and the site is vegetated to keep dust down so that washing modules would occur infrequently and only as determined by maintenance technicians. Snow and ice removal is not needed. The trackers and modules are designed to shed rain, snow and

ice. Vegetation maintenance will include scheduled mowing and spot spraying weeds using registered herbicides.

All maintenance activities will be performed by qualified personnel during the day to the extent that they do not significantly disrupt energy production. Activities that have the potential for substantial noise generation will be performed during the day to minimize impacts to residents. It may be desirable to perform certain maintenance functions after sunset to minimize loss of power production. If a particular solar module, tracker row or tracker block within the community solar garden needs repairing, only that particular component will need to be disconnected and will be done by opening the combiner box circuit.

The solar module can then be replaced and the combiner box circuit closed. Because of the modular way the that community solar garden components are assembled and controlled, a temporary shutdown such as this would result in only a minimal loss of energy production. Additionally, the power production circuits are separated from the tracking circuits. This allows the PV modules to operate during an unscheduled outage of the tracker system. A reserve of spare parts, components and tools for maintenance will be kept at a supply structure.

## Maintenance Frequency

The electrical and mechanical components of the community solar garden would be checked on a regular basis to ensure safety and reliability. The maintenance schedule would range from weekly to yearly depending on the component.

## Employment

The expected service life of the proposed facility is 25 to 30 years, and we estimate that the Project will result in one to two full-time-equivalent permanent positions to operate and maintain this Project along with other projects that we own in the area.

# De-Commissioning, Restoration and Repowering

At the end of commercial operation, FastSun or its successors will be responsible for decommissioning by removing all of the arrays and equipment. We have contractual obligations to the landowners regarding decommissioning

## Financial Surety

FastSun will post a financial surety for the County that covers the cost of de-commissioning the site. This surety will conform to the County's requirements in the Code.

## De-Commissioning Procedures

All equipment and structures will be removed within 180 days from either of the following: (a) the end of the system's serviceable life or (b) the day the system is discontinued. A system shall be considered to be discontinued after one year without energy production unless a plan is submitted to the Zoning Administrator outlining the steps and schedule for returning the system to service.

Decommissioning at the end of the project's useful life, which is estimated to be approximately 25 to 30 years, would include removing the arrays, inverters, transformers, above-ground portions of the electrical collection system, fencing, lighting, and supply structure from the Project.

Standard decommissioning and restoration practices will be used, including dismantling and repurposing, salvaging, recycling or disposing of the solar energy improvements, and restoration. Land returned to agricultural production will be reclaimed to restore topsoil that may have been scraped and stockpiled from areas that are designated in the final design plan.

**De-Commissioning Plan Summary**

| **Phase** | **Facility** | |
|---|---|---|
| Timeline | Decommissioning is estimated to take approximately 90 days to complete. The decommissioning crew will ensure that all equipment is recycled or disposed of properly. | |
| Financial Resource Plan | The project developer will be responsible for all costs to decommission the Project. Because of the uncertainty in predicting future decommissioning costs and salvage values, we will review and update the original decommissioning plan that was approved by the City closer to the end of the Project's life. We will abide by the applicable condition(s) and ensure the Project is decommissioned in accordance with the Conditional Use Permit. | |
| Removal and Disposal of Project Components | The removal and disposal of the Project components are found below. | |
| | Photovoltaic Modules | PV modules will be inspected for physical damage, tested for functionality, and removed from racking. Functioning PV modules will be packed and stored for reuse. Non-functioning PV modules will be sent |

| Phase | Facility | |
|---|---|---|
| | | to the manufacturer or a third party for recycling or other appropriate disposal method. |
| | Racking, Poles and Fencing | Racking, utility poles, and fencing will be dismantled/removed and will be sent to a metal recycling facility. Holes will be backfilled with soil from the Project facility. |
| | Wire | Above-ground wire will be sent to a facility for proper disposal and/or recycling. Below-ground wire will be cut back to a depth of two to three feet below grade and abandoned in place. |
| | Conduit | Above-ground conduit will be disassembled at the Project and sent to a recycling facility. |
| | Junction Boxes, Combiner Boxes, External Disconnect Boxes, etc. | The boxes will be sent to an electronics recycler. |
| | Inverters | Functioning inverter parts will be re-used. Non-functioning inverters will be sent to the manufacturer or an electronics recycler as applicable. |
| | Concrete Pads | Material from concrete pads will be removed and sent to a concrete recycler. |
| | Computers, Monitors, Hard Drives and Similar | Computer components will be sent to an electronics recycler and functioning parts will be reused. |
| Restoration and Reclamation of the Site | After all equipment is removed, the Project site will be restored to a condition similar to its pre-construction use if the Project site will once again be used for agricultural. If holes are created when infrastructure is removed, they will be back-filled and covered with topsoil. Concrete pads and all other equipment will be removed and disposed of as described above. Unless requested otherwise, permanent access roads constructed on the Project will be removed. Topsoil that was stripped and relocated to designated areas on the site during construction will be re-worked to cover exposed subsoils. | |

## Project Components

The activities involved in the facility closure would depend on the expected future use of the site. Certain facility equipment and features such as transmission facilities, roads, and drainage features, may be left in place for future uses. The future use will be determined at the point that decommissioning is determined to be in order.

The key project components to be affected by decommissioning activities are discussed below. The general decommissioning approach would be the same whether a portion of the Project or the entire Project would be decommissioned.

## Decommissioning Preparation

The first step in the decommissioning process would be to assess existing site conditions and prepare the site for demolition, access roads, fencing, electrical power, and other facilities will temporarily remain in place for use by the decommissioning workers until no longer needed. Demolition debris will be placed in temporary onsite storage area(s) pending final transportation and disposal and/or recycling according to the procedures listed below.

## Permits and Approvals

Depending on the regulatory requirements at the time of decommissioning, permits or approvals may be required for the decommissioning activities. The project will not impact waters of the United States or Threatened or Endangered species, so no federal approvals are expected. Appropriate applications for approvals would be submitted and approves issued prior to decommissioning activities.

## Erosion Control

Prior to commencement of decommissioning activities, erosion control measures would be implemented. The type and extent of these measures would be dictated by the regulatory requirements at the time of decommissioning.

## Health and Safety

A Health and Safety Plan will be developed prior to decommissioning activities. The plan will be designed to ensure worker and public safety during decommissioning. A Health and Safety Manager will be assigned to the decommissioning activities to provide worker training and health and safety monitoring.

## Solar Equipment Removal

During decommissioning, project components that are no longer needed would be removed from the site and disposed of at an appropriately licensed disposal facility. Above ground portions of the solar module supports will be removed. Below ground portions of the PV module supports will be removed entirely where practical. This will avoid impact of underground equipment on future farming activities.

The demolition debris and removed equipment may be cut or dismantled into pieces that can be safely lifted or carried with the onsite equipment being used. The debris and equipment will be processed for transportation and delivery to an appropriately licensed disposal facility or recycling center.

No hazardous materials or waste will be used during operation of the solar facility, and disposal of hazardous materials or waste will not be required during decommissioning.

## Electrical Power Connection / Distribution System

All electrical equipment, including combiner boxes, inverters, transformers, and switchgear, will be de- energized and dismantled and removed. AC power equipment can be de-energized by the utility at point of interconnection and safely removed, and DC power can be de-energized by first operating the combiner box disconnects and then unplugging module leads.

The cast-in-place concrete foundations will be broken up, removed and recycled. The underground distribution cables and raceways will be cut below grade and will remain in place.

## Roads

Onsite roads will remain in place to accomplish decommissioning at the end of the project's life. Roads that will not be used will be restored. If there are any gravel roads or parking areas, the gravel would be removed and shipped to an appropriate disposal site. The area of the roads will be graded to match nearby land contours.

## Fencing

Project site perimeter fencing will be removed at the end of the decommissioning project. to return the site to pre-project condition.

## Site Restoration

Once removal of all project equipment is complete, any excavated areas from post or equipment removal will be backfilled with native soil. Any areas backfilled or otherwise disturbed will be stabilized and reseeded.

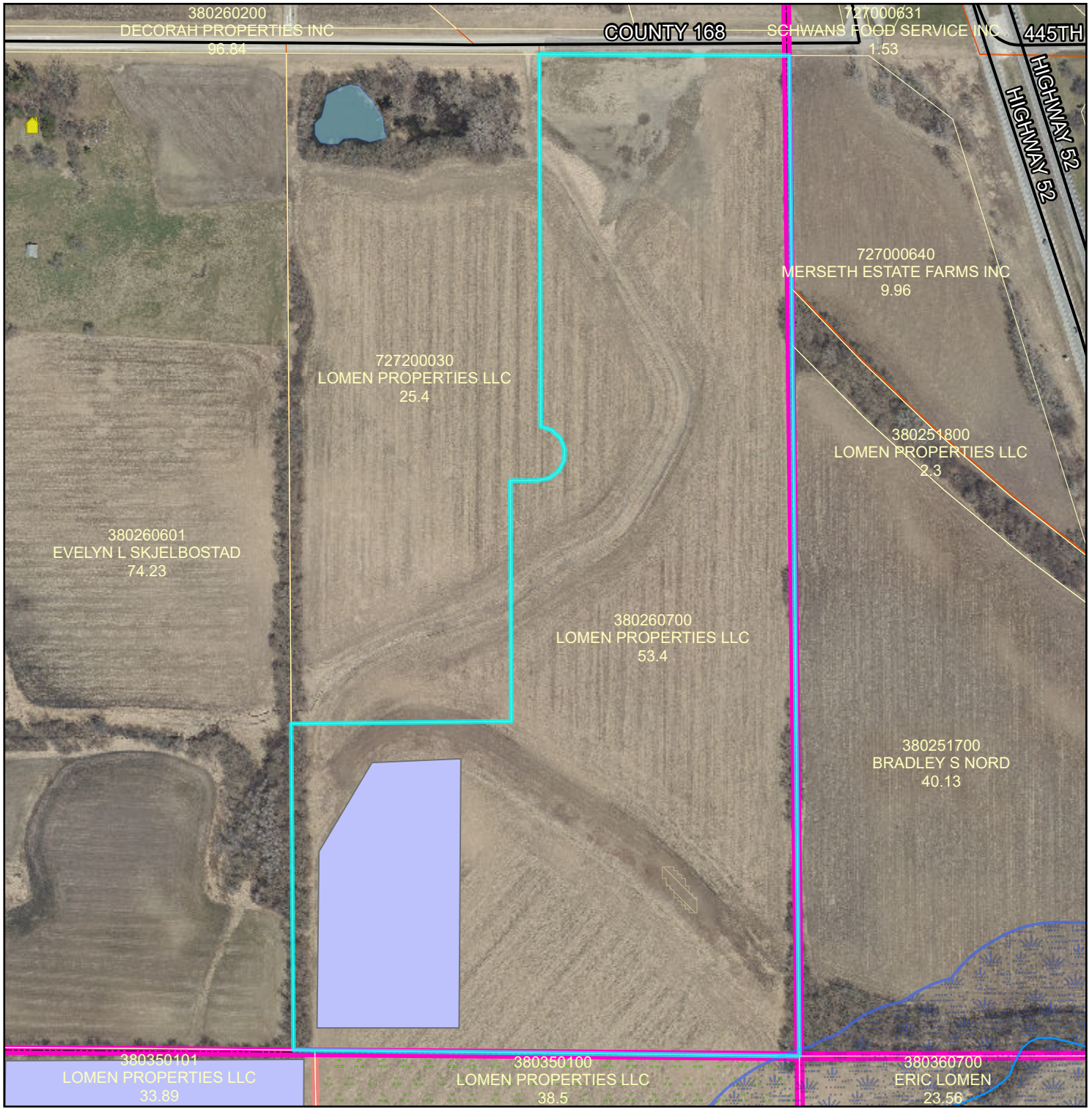
## Future Land Use

While the decommissioning plan is based upon the site being returned to a condition consistent with pre-construction use, the actual activities involved in the facility closure would depend on the actual future use of the site. Certain facility equipment may be used in the future, such as the transmission facilities and roads. Therefore, the actual extent of site closure activities would be determined at the time of the closure.

## Project Decommissioning Costs and Bonding

For the purpose of bonding, an estimate of the cost of decommissioning the project will be presented. Funding mechanisms to cover the estimated cost of implementing this decommissioning plan shall be secured in the form of a corporate guarantee.

# MAP 01: PROPERTY OVERVIEW




## PLANNING COMMISSION

Public Hearing
October 21, 2019

SolarClub 8 LLC (applicant) Lomen Properties LLC (owner)
A3 Zoned District

Parcel 38.026.0700
Part of the E 1/2 of the SE 1/4 of Sect 26 Twp 110 Range 16 in Minneola Township

CUP request for a Utility-Scale Photovoltaic Ground 1-Megawatt Solar Energy System

**Legend**

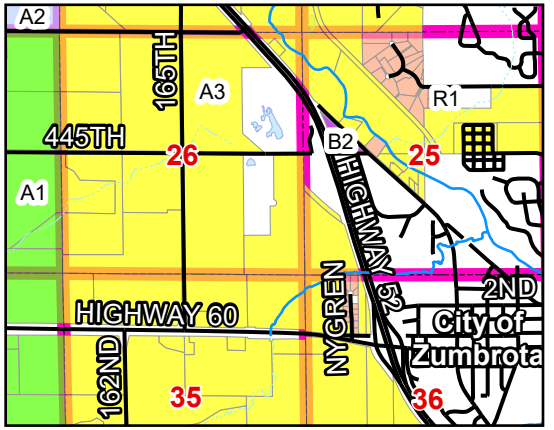
- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities

**Bluff Impact Zones (% slope)**

- 20
- 30

**FEMA Flood Zones**

- 2% Annual Chance
- A
- AE
- AO
- X




0 140 280 560 840
US Feet

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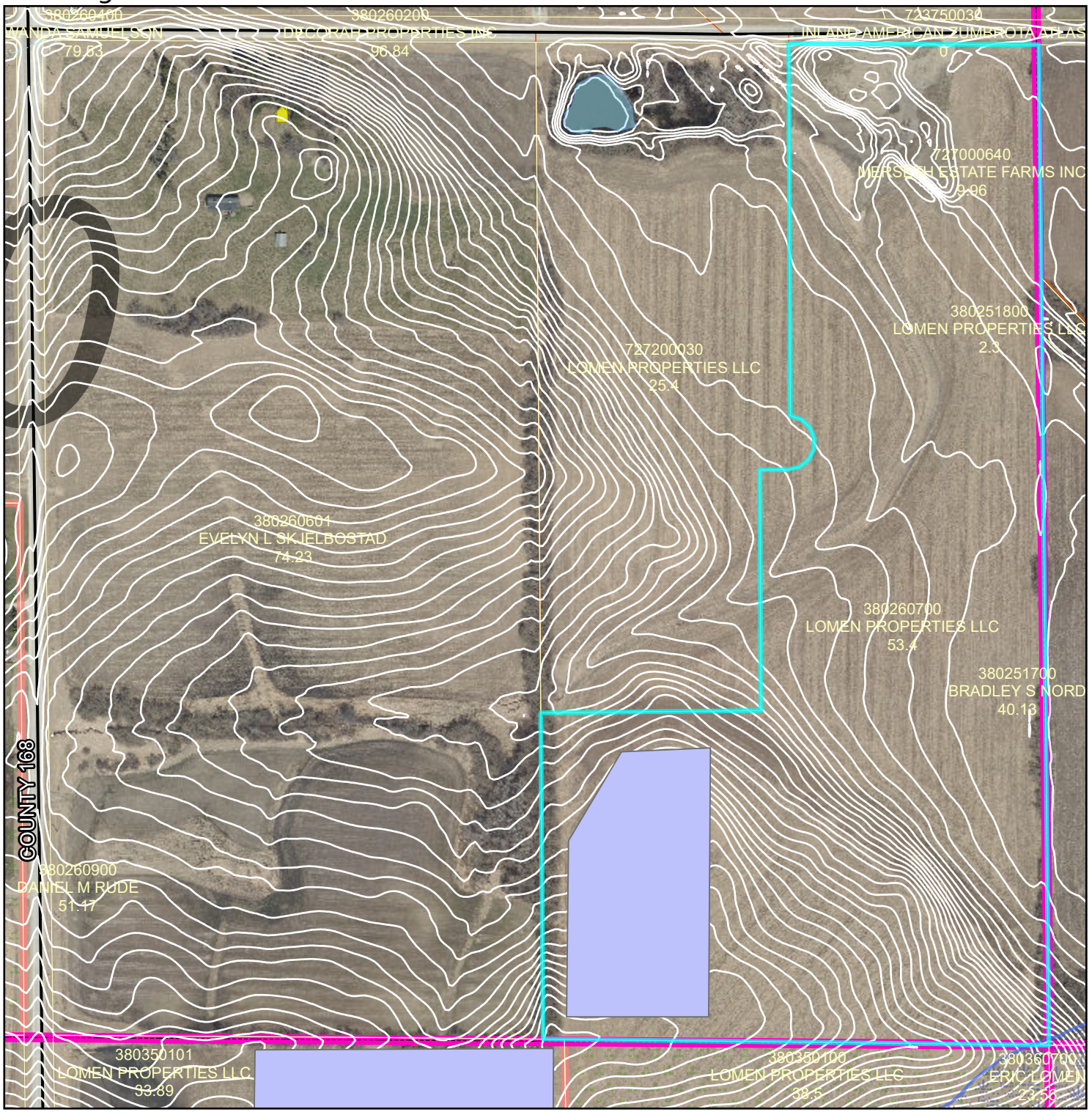
N

2018 Aerial Imagery
Map Created October, 2019 by LUM

# MAP 03: ELEVATIONS




## PLANNING COMMISSION

Public Hearing
October 21, 2019

SolarClub 8 LLC (applicant) Lomen Properties LLC (owner)
A3 Zoned District

Parcel 38.026.0700
Part of the E 1/2 of the SE 1/4 of Sect 26 Twp 110 Range 16 in Minneola Township

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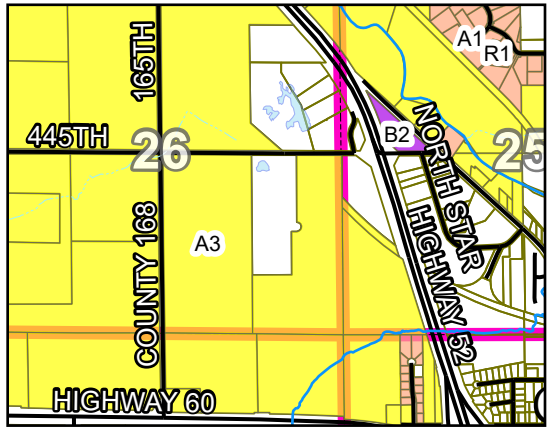


0 140 280 560 840 US Feet

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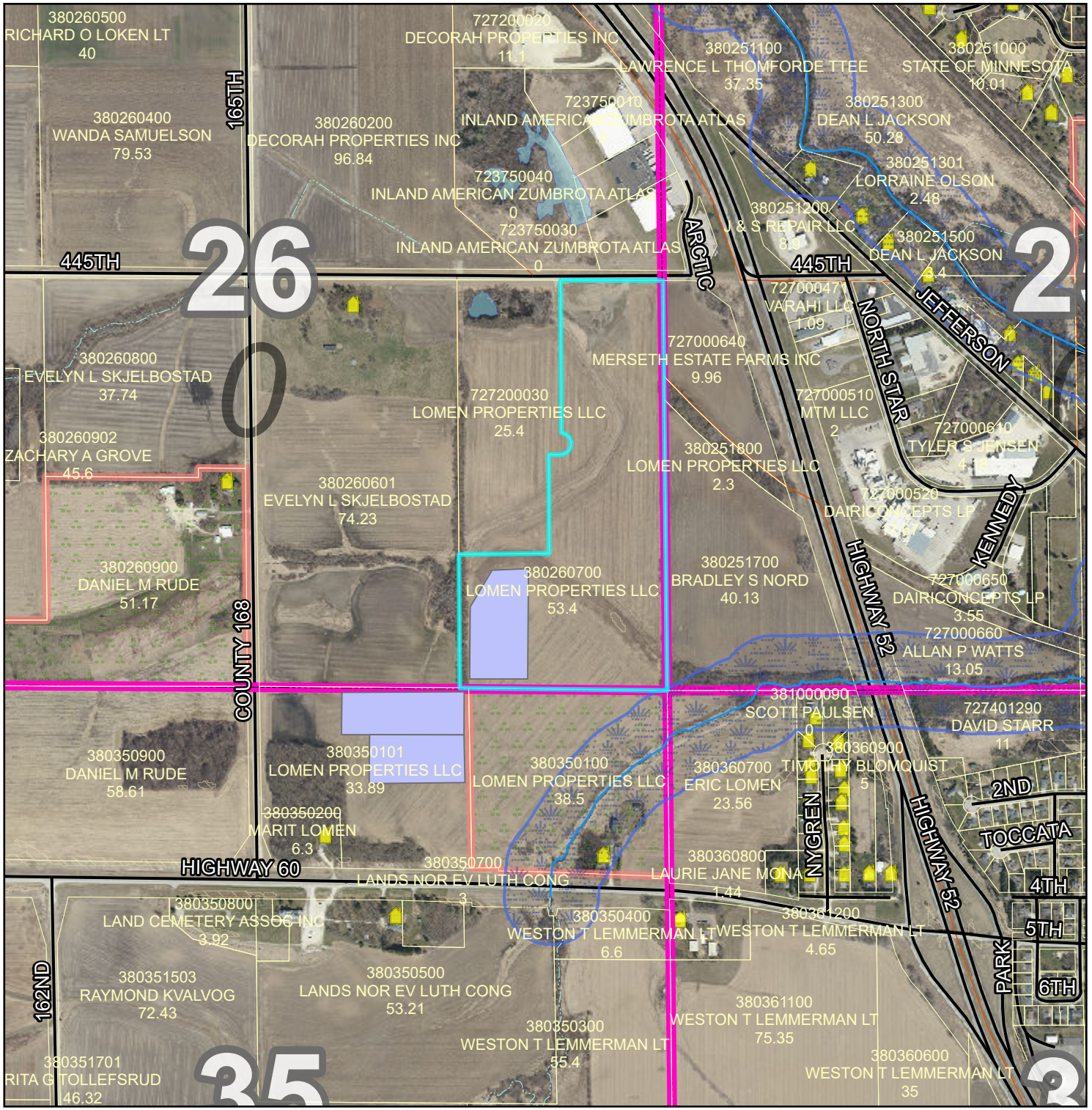
2018 Aerial Imagery
Map Created October, 2019 by LUM

# MAP 02: VICINITY MAP




## PLANNING COMMISSION

Public Hearing
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Parcel 38.026.0700
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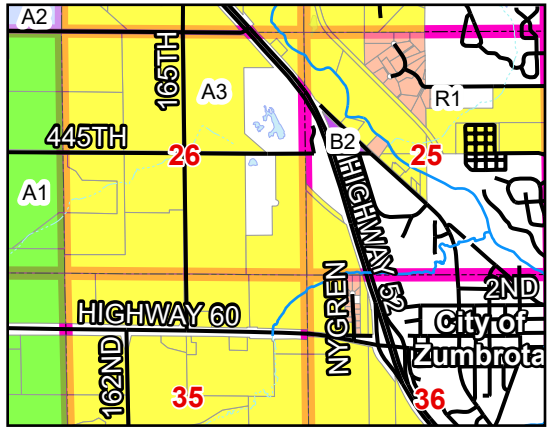
- Municipalities

**Bluff Impact Zones (% slope)**

- 20
- 30

**FEMA Flood Zones**

- 2% Annual Chance
- A
- AE
- AO
- X




0 345 690 1,380 2,070 US Feet

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2018 Aerial Imagery
Map Created October, 2019 by LUM


PROPERTY OF

SUNRISE ENERGY VENTURES

315 Manitoba Avenue
Suite 200
Wayzata, MN 55391

Tel: (612) 293-9900
Fax: (612) 293-3839

PROJECT NAME:
ZUMBROTA - LOMEN

SITE ADDRESS:
ZUMBROTA, MN 55992

COUNTY: GOODHUE

PARCEL ID: 380260700

COORDINATES:
LATITUDE: 44°17'50" N
LONGITUDE: 92°41'43" W

| REV. | DATE | REVISION DESCRIPTION | DRAWN BY | CHKD. BY |
|---|---|---|---|---|
| A | 07.16.2019 | ORIGINAL DRAWING | MD | |

**PRELIMINARY DESIGN**

**PARAMETERS;**

NOMINAL POWER DC: 1,328.4 KW
AC POWER: 1000 KW
TOTAL MODULES: 4,428
MODULE TYPE:
TRINA SOLAR TSM-350DD14A
STRING SIZE: 18 MODULES/STRING
TOTAL STRINGS: 246
FIXED TILT ANGLE: 35°
GCR: 0.334
EDGE TO EDGE ROW DISTANCE: 31.5FT
DISTANCE BETWEEN ROWS: 21FT
PARCEL BOUNDARY: 53.4 ACRES
PROJECT LEASE AREA: 7 ACRES
FENCE AREA: 6.0 ACRES

DRAWING TITLE:
SITE LAYOUT

| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| MD | | 07/16/2019 |

DWG No.:
SY-01

DWG Scale:
$\frac{1}{16}$" = 1'- 0"