

MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, January 14, 2025 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.

MEMBERS PRESENT: Louwagie, Sleiter, Olson, Meulebroeck

OTHERS PRESENT: Biren, Crowley, Doug Loyson

ABSENT: DeBaere

Olson opened the meeting at 7:02 p.m.

All present recited the Pledge of Allegiance

Identify any conflicts of interest: None

AMEND/APPROVE AGENDA: Sleiter moved, seconded by Meulebroeck to approve the agenda as presented. All in favor, motion carried.

Election of 2025 Officers for Chairman and Vice Chairman – Meulebroeck moved, seconded by Louwagie to approve the election of Carolyn Olson for 2025 Chairman. All in favor, motion carried. Meulebroeck moved, seconded by Louwagie to approve the election of Cody Sleiter for 2025 Vice Chairman. All in favor, motion carried.

Minutes for the November 12, 2024 meeting reviewed. Sleiter moved, seconded by Meulebroeck to approve the minutes as presented. All in favor, motion carried.

BOARD OF ADJUSTMENTS: None

PLANNING COMMISSION:

Biren - Reads Conditional Use Permit for Doug Loyson, owner of Loyson Farms, Inc. for a Feedlot Expansion Conditional Use Permit.

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Douglas Loyson, Owner/Operator of Loyson Farms Inc., 1967 330th Street, Ghent, MN 56239, for a Conditional Use Permit request for an expansion of an existing feedlot and to hear public comment to fulfill Minnesota Session Law 2000 – Minn. Stat. 116.07, subd 7(l). The land is zoned agricultural. The land is explained and described as following:

All that property in the West One-half of the Northeast Quarter (W 1/2 NE 1/4) of Section Nine (9) in Township One Hundred Twelve (112) North of Range Forty-two (42) West of the Fifth Principal Meridian, Lyon County, Grandview Township, Minnesota.

The existing facility has 995 slaughter cattle or 995 AU in open lots and barns and is proposing to add 995 slaughter cattle and increasing to 1,990 AU. The facility is proposing a new cattle barn with below concrete manure storage and will be designed and stocked as described below. Existing lots will increase as described below.

Existing facilities:

Partial Confinement Lots 1 & 2, Total Confinement Barn 1, Earthen Basin (lagoon), Feed Pad and a Vegetative Infiltration Basin (VIB)

Existing Structures Animal Unit (AU) Increase:

Partial Confinement Lot 1 – Current AU = 300 expanding to 375 AU

Partial Confinement Lot 2 – Current AU = 300 expanding to 375 AU

Total Confinement Barn 1 – Current AU = 395 expanding to 520 AU

The Proposed Total Confinement Cattle Barn with Concrete below Manure Storage to Consist of:

(New) Slaughter Cattle (720 x 1 animal unit factor) = 720 Animal Units

Type of Building:

(new) Total confinement barn with below the barn manure pits.

All manure will be stocked in field (solid), in concrete or earth-lined structures (liquid) and will be applied agronomically up to two times a year.

Final Animal Capacity = 1,990 Head

Final Animal Unit (AU) Capacity = 1,990 AU

A Public Hearing on the Conditional Use Permit and Feedlot Public Comment will be held by the Lyon County Planning Commission on Tuesday, January 14th, 2025 at 7:00 p.m. in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota.

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.

Location: 1967 330th Street, Ghent, MN

Biren introduces Loyson and explains project to the Board –The proposed project is for a Feedlot Expansion and is in Grandview Township, Section 9, Biren pulls up map and shows 1/4- and 1/2-mile setbacks.

Olson: So the new barn will go by the round bales that are in the photo?

Loyson: yes. The Earthen basin was completed last fall, so it will go in the NW corner.

Biren: We are doing this in stages. When you get to be this size, feed storage, runoff, all the runoff in the years has to be contained 100 percent for State permitting. So before it goes to the state permitting, we wanted to take care of the thresholds. We did send out letters to the neighbors, public notice in the paper and sent to the township. Dan from Grandview Township is the only one that I talked to and they support the process.

Olson: Any questions from anyone?

Louwagie: What size is the barn?

Loyson: 74' x 320'

Biren: We wanted to make sure that we had the correct size of the barn.

Olson: Let's move onto the Findings of Facts.

Board goes through the findings of fact and agrees with the findings. Biren reads motions into record. Board moves onto motions.

Sleiter moved, seconded by Louwagie to recommend to the Lyon County Board of Commissioners to grant a Conditional Use Permit to by Doug Loyson, Owner/Operator of Loyson Farms Inc., 1967 330th Street, Ghent, MN for an expansion of an existing feedlot. The area representing the request is zoned agricultural and described as:

All that property in the West One-half of the Northeast Quarter (W 1/2 NE 1/4) of Section Nine (9) in Township One Hundred Twelve (112) North of Range Forty-two (42) West of the Fifth Principal Meridian, Lyon County, Grandview Township, Minnesota.

Conditional Use Permit will be reviewed annually.

1. That the applicant undertakes the project according to the plans and specifications submitted to the county with the application.

2. That the permit is invalid if the holder has not started construction on the feedlot within a year of the issued land use permit.
3. That the county may enter onto the premises at reasonable times and in a reasonable manner to insure the permit holder is in compliance with the conditions and other applicable statutes, rules, and ordinances.
4. Manure in a slurry or liquid form that must be applied in accordance to the manure management plan on file with the MPCA.
5. Manure being hauled on public roads must adhere to policies of the particular road authority involved.
6. The applicant shall obtain all appropriate licenses and permits relevant to the request. Agency involved could be the DNR, MPCA, Board of Animal Health, MDA, MDH, etc.
7. Dead animals shall be disposed of in accordance with the Board of Animal Health Regulations. (Structures used for storing dead animals prior to rendering or structures used for composting shall meet appropriate county and state regulations.)
8. The offset model must indicate 94% annoyance odor free. Any odor control technologies used in the offset model must be in place and maintained. Minimum setback to neighboring dwellings be 1320'.
9. The feedlot shall meet the minimum standards side, rear, and road right of way setbacks, other setbacks, and lot size. Any trees to be planted shall be at least 60 feet from the road right of way.
10. Violations of these conditions or other regulations found in the Lyon County Zoning Ordinance are grounds for enforcement proceedings.
11. Animal feedlot is 5 acres.
12. Adopt Findings of Fact as part of Motion.
13. A copy of the County Board's Motion shall be filed with the County Recorder's Office along with the legal description of the property. Additional fees to be paid by the applicant for the actual costs incurred by the county for the recording fees.

VOTING FOR: Olson, Sleiter, Louwagie, Meulebroeck

OPPOSED: None

ABSTAINED: None

ABSENT: DeBaere

DATED: January 14, 2025

Motion to adjourn by Sleiter second by Louwagie. All in favor, motion carried.

Board of Adjustments/Planning Commission
Chair

John Biren, Lyon County P&Z Administrator