

LYON COUNTY, MINNESOTA
BOARD OF ADJUSTMENT/ PLANNING COMMISSION MEETINGS

MAY 13, 2025

7:00 P.M BOARD OF ADJUSTMENT/ PLANNING COMMISSION MEETING

LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN

- **PLEDGE OF ALLEGIANCE TO THE FLAG**
- **IDENTIFY ANY CONFLICT OF INTEREST**
- **AMEND/APPROVE AGENDA**
- **CORRECT/APPROVE MINUTES FROM APRIL 8, 2025 MEETING**

BOARD OF ADJUSTMENT: A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Alan Manguson, 2017 County Road 11, Tracy MN, 56175 for a Variance Request to construct an attached garage 50 feet from the Ordinary High-Water Level of the Cottonwood River. The Cottonwood River is considered an Agricultural River. The required set back is 100 feet from the Ordinary High-Water Level. This request is a 50 feet variance on land zoned Agricultural. The property is described as:

Part of the Southeast Quarter of Section Eleven (11), Township One Hundred Ten (110), Range Forty (40) Amiret Township, Lyon County, Minnesota

A Public Hearing on the Variance Request will be held by the Lyon County Board of Adjustments, Commissioners Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, May 13th, 2025, at 7:00 p.m.

PLANNING COMMISSION: A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Todd Meulebroeck, Owner/Operator, 1762 230th Ave, Balaton, MN 5615, 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(I). The land is zoned agricultural. The land is explained and described as following:

The North Five Hundred and Eighty-five (585) feet of the South Eight Hundred and Twenty-one (21) feet of the West Seven Hundred and Forty-five (745) feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), also described as Government Lot 2, Section Thirty (30), Township One Hundred and Ten (110) North, Range Forty-one (41) West of the Fifth P.M., Lyon County, Sodus Township, Minnesota.

The existing facility has 475 slaughter cattle or 475 AU in an open lot and a monoslope barn, proposed to increase to 210 slaughter cattle or 210 au increasing to 685 head, or 685 AU. The facility is proposing a new cattle barn with below concrete manure storage.

Existing facilities:

Existing Monoslope Cattle Bedded Pack Confinement Barn (150' x 100') – Housing 325 Head

Existing Feedlot utilizing an open lot (8,161 S.F.) (To be eliminated) – Housing 150 Head

Existing Animal Unit (AU):

325 Head x 1 Animal Unit Factor = 325 AU

150 Head x 1 Animal Unit Factor = 150 AU (To be eliminated)

Proposed Facilities:

New: Total Confinement Cattle Barn with Concrete below Manure Storage approximately 210' x 68' with a below concrete pit 182' x 54' x 12' - Housing - 360 Head

Existing: Monoslope Cattle Bedded Pack Confinement Barn (150' x 100') – Housing 325 Head

Proposed Animal Unit (AU):

New: 360 Head x 1 Animal Unit Factor = 360 AU

Existing: 325 Head x 1 Animal Unit Factor = 325 AU

Final Animal Unit (AU) Capacity = 685 AU

All manure will be stocked in pile(solid), in concrete structures (liquid) and will be applied agronomically up to two times a year.

A Public Hearing on the Conditional Use Permit and Feedlot Public Comment will be held by the Lyon County Planning Commission on Tuesday, May 13, 2025 at 7:00 p.m. in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota.

The following is for your information:

BUILDING PERMITS:

Jason Wendland	Custer	31	04-031010-0	Replace existing home with moved in used home and garage
Ledcor Technical Services	Rock Lake	21	15-021005-0	Essential Service Use - ILA Shelter
Kyle Johnson	Shelburne	16	16-019001-0	Garage Addition
Todd Meulebroeck	Sodus	30	17-030003-0	CUP - Feedlot Expansion
Davin Wiesen	Vallers	23	19-023006-0	Home Addition
Ruth & Richard Bot	Westerheim	13	20-013004-0	New Home, attached garage, covered porch
Alan Manguson	Amiret	11	01-011005-0	Variance - 50' from OHW of the Cottonwood River

AFTER THE FACT BUILDING PERMITS: None

SEWER PERMITS: Gerald VanOverbeke

AFTER THE FACT SEWER PERMITS: None

CONDITIONAL USE PERMIT: None

CONDITIONAL USE PERMIT – ESSENTIAL SERVICE: Todd Meulebroeck

AFTER THE FACT CUP: None

VARIANCE: Alan Manguson

VARIANCE AFTER THE FACT: None

PRELIMINARY PLAT: None

FINAL PLAT: None

REZONING: None

ADMINISTRATIVE FEE: None

SPECIAL MEETING: None