MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, August 12, 2025 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.

MEMBERS PRESENT: Louwagie, Olson, Meulebroeck

OTHERS PRESENT: Biren, Crowley, Graupmann, Allan Hennen, Alex Bakker

ABSENT: DeBaere, Sleiter

Olson opened the meeting at 7:00 p.m.

All present recited the Pledge of Allegiance

Identify any conflicts of interest: None

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

Minutes for the May 13, 2025 meeting reviewed. Louwagie moved, seconded by Meulebroeck to approve the minutes as presented. All in favor, motion carried.

BOARD OF ADJUSTMENTS:

Biren – Reads Variance Permit for Allan Hennen to place two grain bins (36' Diameter) 5 feet from the property line. The required set back is 25 feet. This represents a 20-foot variance on land zoned Agricultural.

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Allan Hennen, 3226 County Road 5, Ghent, MN 56239 for a Variance Request to place two grain bins (36' Diameter) 5 feet from the property line. The required set back is 25 feet. This represents a 20-foot variance on land zoned Agricultural. The property is described as:

A parcel of land located in the Southwest Quarter (SW 1/4) of Section Ten (10), Township One Hundred Twelve (112) North, Range Forty-Two (42) West, Grandview 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, August 12, 2025, at 7:00 p.m.

Biren: Introduces Allan Hennen and explains the project and the need for the variance. No opposition from neighbor, City of Ghent and Lyon County Highway Department.

Hennen: We have a bin site in the city, and those will be going to my uncles, so we need to put up two more bins. I already paid for 3-phase and a large driveway. Its in a trust right now.

Olson: Power and the driveway – This is existing? It makes sense to put them where the power is and the access to electricity.

Olson: Any questions?

Olson: Move on to findings of fact. Goes over with board.

Board moves onto motions. Biren reads motions into record.

Meulebroeck moved, seconded by Louwagie to grant a variance request to Allan Hennen to place two grain bins (36' Diameter) 5 feet from the property line. The required set back is 25 feet. This represents a 20-foot variance on land zoned Agricultural. The property is described as:

A parcel of land located in the Southwest Quarter (SW 1/4) of Section Ten (10), Township One Hundred Twelve (112) North, Range Forty-Two (42) West, Grandview Township, Lyon County, Minnesota.

Applicant to comply with all zoning requirements.

With the following stipulations:

1. That if any of the work performed as allowed by the granting of this variance is ever impacted or required to be removed, the cost of such impact shall be borne by the landowner, including removal and/or relocation of property and facilities.
2. Must obtain a building permit prior to construction.
3. The purpose of which the variance was granted shall be undertaken by the applicant within 18 months of the granting of the variance. For good cause, the Zoning Administrator may grant an administrative extension of up to 12 months. Said extension shall be in writing. If the applicant fails to establish use of the variance within said time limits, the variance shall expire.
4. Adopt Findings of Fact as part of Motion.
5. A copy of this 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, Meulebroeck, Louwagie

OPPOSED: None

ABSTAINED: None

ABSENT: DeBaere, Sleiter

DATED – 8-12-25

PLANNING COMMISSION:
Biren – Introduces Alex Bakker and reads Conditional Use Permit for an expansion of an existing feedlot.

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Alex Bakker, Owner/Operator, 2164 County Road 2, Balaton, MN 56115, 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 part of the Southwest Quarter of the Southeast Quarter of Section Twenty-Three (23), Township One Hundred Ten (110) North, Range Forty-Two (42) West, Lyons Township, Lyon County, Minnesota.

The existing facility has 299 slaughter cattle or 299 AU in an open lot and a monoslope barn (To be used < 45 days – Calving Barn). The new barn is proposed to increase on site animal count by 200 slaughter cattle or 200 au, overall increasing to 499 head, or 499 AU. The facility is proposing a new cattle barn with below concrete manure storage as described below.

Existing facilities:
Existing Monoslope Cattle Bedded Pack Confinement Barn (90' x 50') & Existing open lot (9,000 S.F.) – Housing 299 Head (To be used < 45 days – Calving Barn)

Existing Animal Unit (AU):
299 Head x 1 Animal Unit Factor = 299 AU (To be used < 45 days – Calving Barn)

Proposed Facilities:
New: Total Confinement Cattle Barn with Concrete below Manure Storage approximately 242' x 68' with a below concrete pit 263' x 5' x 12' - Housing - 499 Head

Proposed Animal Unit (AU):

New: 499 Head x 1 Animal Unit Factor	**= 499 AU**
Final Animal Unit (AU) Capacity	**= 499 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, August 12, 2025 at 7:00 p.m. in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota.

Biren: Alex has an agreement to purchase property from his Uncle to expand the barn. It meets the setbacks from neighbors, property and road. Has Bakker answer questions, what are you using for water,etc.

Bakker: We hooked up to rural water last year and using a well for cattle is an option, but more of a backup.

Olson: You won't need to put in a driveway? Existing is adequate?

Bakker: I got a permit from the Highway Department to put in an additional driveway.

Biren: Project is being supported by the NRCS. They have reviewed the project and assisting with costs. Uncle sent a text saying that it was supported.

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

Biren: All loading and unloading will be off the road.

Board goes through the findings of fact and agrees with the findings.

Board moves onto motions. Biren reads motions into record.

Louwagie moved, seconded by Meulebroeck to recommend to the Lyon County Board of Commissioners to grant a Conditional Use Permit to Todd Meulebroeck, Owner/Operator, 1762 230TH AVE, Balaton, MN 56115, for a Conditional Use Permit request for an expansion of an existing feedlot and to hear public comment to fulfill Minnesota Statutes 116.07 subd. 7 (l). The land is zoned agricultural and described as:

All that part of the Southwest Quarter of the Southeast Quarter of Section Twenty-Three (23), Township One Hundred Ten (110) North, Range Forty-Two (42) West, Lyons Township, Lyon County, Minnesota.

Existing facilities:

Existing Monoslope Cattle Bedded Pack Confinement Barn (90' x 50') & Existing open lot (9,000 S.F.) – Housing 299 Head (To be used < 45 days – Calving Barn)

Existing Animal Unit (AU):

299 Head x 1 Animal Unit Factor = 299 AU (To be used < 45 days – Calving Barn)

Proposed Facilities:

New: Total Confinement Cattle Barn with Concrete below Manure Storage approximately 242' x 68' with a below concrete pit 263' x 5' x 12' - Housing - 499 Head

Proposed Animal Unit (AU):

New: 499 Head x 1 Animal Unit Factor	**= 499 AU**
Final Animal Unit (AU) Capacity	**= 499 AU**

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

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.
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. Minimum lot size for an 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, Louwagie, Meulebroeck

ABSTAINED: None

ABSENT: DeBaere, Sleiter

DATED: August 12, 2025

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

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Board of Adjustments/Planning Commission Chair

John Biren, Lyon County P&Z Administrator