

PLANNING AND ZONING ADVISORY COMMISSION AGENDA

Date: August 21, 2023

Time: Following the adjournment of the Nicollet County Board of Adjustments and Appeals Meeting (doors open at 6:45)

Location: Nicollet County Board Room, 501 S. Minnesota Avenue, St. Peter, MN

Copies of the meeting agenda and packet are available on the Nicollet County website at:

<https://mn-nicolletcounty.civicplus.com/AgendaCenter>

Questions or comments regarding the meeting can be directed to Spencer Crawford, Deputy Zoning Administrator, at 507-934-7071, or spencer.crawford@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Review of Cancellations and Additions
4. Approval of Minutes: *May 15, 2023*
5. Public Appearances
6. **PUBLIC HEARING: PLN 23-07**
 - Applicant: Chuck Peters
 - Landowner: Peters Family LLLP
 - Request: 744 Animal Unit Feedlot
 - Location: Northeast ¼ of the Southeast ¼, Section 32-110-27 in Oshawa Township
 - Parcel Number: 10.132.0800
7. Review Permits
8. Old Business
9. Other Business: By-Law revision approval
10. Communications
11. Adjourn

Mission Statement

Providing efficient services with innovation and accountability.

Vision Statement

Setting the standard for providing superior and efficient county government services through leadership, accountability and innovation to a growing and diverse society.

Core Values

Leadership. Integrity.
Accountability.
Efficiency. Innovation.

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

MAY 15, 2023	7:05 PM	NICOLLET COUNTY BOARD ROOM
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ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☒ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☒ Marie Dranttel, <i>Commissioner</i> ☒ Lloyd Hoffmann ☒ Justin Laven ☒ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab	☒ Spencer Crawford, Deputy Zoning Administrator (DZA) ☒ Loria Rebuffoni, Property Services Supervisor (PSS) ☒ Roxann Klein, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary ☒ Other Staff: Sheriff Lange ☒ Other Staff: Jaci Kopet, PPSP Director

REVIEW OF CANCELLATIONS & ADDITIONS	PSS Rebuffoni presented the following cancellation & addition to the agenda: 1. Addition of a request to approve moving the June 19, 2023 meeting date to June 26, 2023 in observance of the Juneteenth holiday. 2. Cancellation of agenda item #8.
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MOTION TO MOVE 6/19/23 MEETING TO 6/26/23 IN OBSERVANCE OF THE JUNETEENTH STATE HOLIDAY	MOTION	2 ND
APPROVE	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab
VOTE TO APPROVE MINUTES	☒ PASS	☐ FAIL VOTE: 6 - 0

APPROVAL OF FEBRUARY 27, 2023 MINUTES	MOTION	2 ND
APPROVE	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab
VOTE TO APPROVE MINUTES	☒ PASS	☐ FAIL VOTE: 6 - 0

PUBLIC APPEARANCES	There were no public appearances
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PUBLIC HEARINGS – Conditional Use

PLN23-06	APPLICANT/LANDOWNER: Chelsey Stevensen / Chelsey & Nick Stevensen
DESCRIPTION	Chelsey Stevensen is requesting Conditional Use approval to operate a business, Nu Roots Salon, as a Level 2 Home Occupation at 45402 Jeremy Drive, New Ulm.
STAFF REPORT PRESENTED BY	DZA Crawford
APPLICANT TESTIMONY	Present to represent the application was Chelsey & Nick Stevensen.
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.
COMMISSION DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place. Vice Chair Thoreson made a motion to strike condition #5 concerning ADA compliance, and condition #6 concerning the hours of operation. The motion was seconded by Commissioner Laven; the motion passed 6-0.

COMMISSION ACTION - FINDINGS	MOTION		2 ND
ADOPT AS STATED	☐ Dave Ubel, <i>Chair</i> ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab		☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab
VOTE TO ADOPT FINDINGS OF FACT	☒ PASS	☐ FAIL	VOTE: 6 - 0
COMMISSION ACTION - APPROVAL	MOTION		2 ND
RECOMMEND APPROVAL WITH CONDITIONS, as amended	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab		☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab
VOTE TO RECOMMEND APPROVAL	☒ PASS	☐ FAIL	VOTE: 6 - 0

ADDITIONAL ITEMS			
OLD BUSINESS	None.		
OTHER BUSINESS	None.		
COMMUNICATIONS	None.		
MOTION TO ADJOURN MEETING	MOTION		2 ND
07:40 PM	☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab		☐ Dave Ubel, <i>Chair</i> ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Marie Dranttel, <i>Commissioner</i> ☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab
VOTE TO ADJOURN MEETING	☒ PASS	☐ FAIL	VOTE: 6 - 0
CRYSTAL MADDEN, RECORDING SECRETARY			DATE 8/21/2023
DAVE UBEL, CHAIR			DATE 8/21/2023



CONDITIONAL USE PERMIT

FEEDLOT

Chuck Peters

PLN23-07

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT:	Conditional Use Permit PLN23-07
APPLICANT:	Chuck Peters
LANDOWNER:	Peters Family LLLP
LOCATION:	Northeast ¼ of the Southeast ¼, Section 32-110-27 in Oshawa Township
PARCEL NO:	10.132.0800
EXISTING ZONING:	Agricultural Preservation
HEARING DATE:	08/21/2023
COUNTY BOARD DATE:	09/12/2023
60 DAYS FROM REQUEST:	10/01/2023

REQUEST & PROJECT DESCRIPTION

Chuck Peters is requesting conditional use approval to construct and operate a swine feedlot wean to finishing barn with an underfloor liquid manure storage area. The proposal consists of the following:

Proposed Animal & Animal Units		
Animal Type	Number	Units
Swine Between 55 & 300 pounds	2,480	744

Proposed Construction		
Type	Size	Square footage/ Volume
Total confinement finishing barn	122' x 177'	21,594 square feet
Liquid manure storage area	122' x 177' x 8'	1,059,100 gallons

Access:

The Applicant intends to construct a driveway along the eastern property line and connect to State Highway 99. The MNDOT access permit is currently under review and the final driveway plans may change to meet state standards. The Applicant is amenable to using the existing field approach to the west of their proposal if required by MNDOT.

Dead Animal Disposal:

The Applicant intends to compost deceased animals.

Manure Management Plan:

A Manure Management Plan has been submitted in accordance with Minnesota Administrative Rules Section 7020.2225. The manure from the storage area will be removed yearly. The plan has both owned acres for manure application and also acres available to transfer manure ownership.

COUNTY STANDARDS

The proposal seems to meet the requirements for a feedlot within the Agricultural Preservation District. The required setbacks and actual distances are as follows:

Setbacks		
Type	Required	Proposed
Right-of-way	85'	692'
Side (west)	20'	1173'
Side (east)	20'	20'
Rear	20'	1169'
Ditch	100'	2,263'
OFFSET 93% (dwellings & public areas)	1,016'	2,359'
OFFSET 99% (Municipalities)	5,671'	23,745'

Proposed setbacks were estimated by staff to the nearest qualifying structure or area.

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

The Applicant has submitted a Construction Short Form Application from the Minnesota Pollution Control Agency (MPCA) to operate a feedlot for the proposed design and capacity. The permit will be issued by Nicollet County on behalf of the MPCA if the Conditional Use is approved.

SURROUNDING LAND USE

The surrounding land use is predominantly agricultural. The Applicant operates an existing feedlot on the south side of Highway 99.

NEIGHBOR NOTIFICATION

Property owners were notified of the proposal per the standards of Minnesota State Statute 394.26.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

- 1. Given the nature of the land, the requested use is compatible with the public health, safety, and general welfare.**
 - The proposal appears to meet Zoning Ordinance standards for feedlots in the Agricultural Preservation Zoning District.
 - The Applicant will be required to obtain a Construction Short Form Permit and comply with State Feedlot regulations.
 - The proposal is typical of feedlot developments within the county.
- 2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.**
 - The size and function of the facility is not unreasonable for the proposed location.
 - It appears the burden on public infrastructure from the facility will be minimal.
- 3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.**
 - The proposal appears to meet all Zoning Ordinance standards, including OFFSET and setbacks.
 - The predominant land use in the area is agricultural.
- 4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.**
 - The facility design is typical of feedlot development within the county.
 - The predominant land use in the area is agricultural.
- 5. The requested use is consistent with the Nicollet County Land Use Ordinances.**
 - The proposal appears to meet the standards of the Zoning Ordinance for feedlots in the Agricultural Preservation Zoning District.
- 6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.**
 - The Comprehensive Plan states that feedlots are a permitted and regulated use within the Agricultural Preservation Zoning District.

- 7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.**
 - The proposal will be required to meet the applicable county and state standards for manure handling and management.
 - The site meets the required OFFSET setback to dwellings, public areas, and municipalities.
 - The facility will be of a design that is typical for a swine feedlot.
- 8. The requested use is reasonably related to the existing land use and environment.**
 - The existing use and primary surrounding use is agricultural.
- 9. There are no apparent unreasonable health risks posed to neighbors or the public in general.**
 - The proposal appears to meet the standards of the Zoning Ordinance for feedlots within the Agricultural Preservation Zoning District.
 - The Applicant will obtain a MPCA Construction Short Form Permit.
 - The proposal will meet the applicable county and state standards for manure handling and management.
- 10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors:**
 - The proposal is typical of feedlot developments within the County and applies with applicable regulations, including OFFSET.

STAFF RECOMMENDATIONS

1. The Applicant undertakes the project according to the plans and specifications submitted to the County with the application.
2. The Conditional Use Permit will be periodically reviewed by the County to assure compliance with the permit and permit conditions.
3. The County may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the permit conditions and all other applicable statutes, rules, and ordinances.
4. The Applicant must notify Property Services at least three days prior to the start of construction, including any related earthwork.
5. The feedlot must continually meet the 93% OFFSET Annoyance-Free Odor Rating for the duration of the operation.
6. The access drive shall be a minimum of 14 feet wide and shall be constructed with a base material depth sufficient to support access by emergency vehicles.
7. Manure that is in liquid or slurry form must be injected or incorporated within 24 hours.
8. Manure when transported should comply with Minnesota Administrative Rule 7020.2010.
9. The Applicant must provide, maintain, and follow an approved Manure Management Plan under the guidelines set forth in MPCA Rules, Chapter 7020.2225.
10. If required, the Applicant must obtain a Department of Natural Resources Division of Waters' Water Appropriations Permit.
11. If required, a Construction Stormwater Permit must be obtained from the Minnesota Pollution Control Agency (MPCA) prior to the start of construction.
12. The Applicant must obtain all required permits from the Minnesota Department of Transportation before the Zoning Permit is issued.
13. Dead animals must be disposed of in accordance with the Board of Animal health regulations.

Applicant: Chuck Peters
Landowner: Peters Family LLLP

PLN23-07

ATTACHMENT A	Application
ATTACHMENT B	Documents Submitted by Applicant
ATTACHMENT C	Aerial Map
ATTACHMENT D	Location Map
ATTACHMENT E	OFFSET Map
ATTACHMENT F	Site Photographs
ATTACHMENT G	Neighbor Notification List
ATTACHMENT H	Criteria for Conditional Use Permit



PROPERTY SERVICES DIVISION
501 S MINNESOTA AVENUE, SAINT PETER, MN 56082
507-934-7070

ZONING PERMIT

TOTAL FEES: \$496.00

Map#: 13-32-400-001
Parcel#: 10.132.0800
Permit#: PLN23-7
Date: 7/21/2023

Applicant: Chuck Peters
Telephone: 507 381 5256
Owner: Peters Family LLLP
Property Address: N/A
Abbreviated Legal Description: SESE PT & NESE 32-110-27
Township: Oshawa Township
Zoning District(s): AGRICULTURAL

Record Type: Conditional Use Permit
Subtype: New
Category: AG Animal Storage Building
Description: New 744 AU Feedlot. 122' x 177', underfloor pit.
G.C. Licence#: TBD
Job Cost: 1125000

Planning Commission Hearing Date: 08/21/23

Board of Commissioners Hearing Date: 09/12/23

Charles Peters
Charles Peters (Aug 2, 2023 07:42 CDT)

APPLICANT SIGNATURE

Aug 2, 2023

DATE

James Grawler

PROPERTY SERVICES

07/31/23

DATE

ATTACHMENT A
Application

PLN23-07 Application

Final Audit Report

2023-08-02

Created:	2023-08-01
By:	Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZI7m-mwl9ALhQPaCvfxdLJluA-Vj7wN7

"PLN23-07 Application" History

-  Document created by Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
2023-08-01 - 1:42:35 PM GMT
-  Document emailed to petersfamilyfarm1@gmail.com for signature
2023-08-01 - 1:45:19 PM GMT
-  Email viewed by petersfamilyfarm1@gmail.com
2023-08-02 - 12:40:15 PM GMT
-  Signer petersfamilyfarm1@gmail.com entered name at signing as Charles Peters
2023-08-02 - 12:42:03 PM GMT
-  Document e-signed by Charles Peters (petersfamilyfarm1@gmail.com)
Signature Date: 2023-08-02 - 12:42:05 PM GMT - Time Source: server
-  Agreement completed.
2023-08-02 - 12:42:05 PM GMT



Adobe Acrobat Sign



CONDITIONAL USE PERMIT APPLICANT QUESTIONNAIRE PROJECT DESCRIPTION

APPLICANT NAME: Chuck Peters DATE: 4/24/23

REQUEST: Contruction of a wean to finish swine barn

Please describe the specific details related to your request. If your request is approved, you will be held to the plans and specifications submitted to the County with your application.

Construction of a new swine wean to finish building. 2,480 head capacity or 744 animal units. 120 foot wide by 177 foot long building. 4 - 18 ton feed bins to be placed on concrete pad near the building. 600 foot driveway off of State hwy 99 to building.

ATTACHMENT B
Documents Submitted by Applicant



CONDITIONAL USE PERMIT APPLICANT QUESTIONNAIRE

APPLICANT NAME: Chuck Peters DATE: 4/24/23
REQUEST: Contruction of a wean to finish swine barn

In granting a conditional use permit, the County Board shall consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of the community. Among other things, the County Board shall make the following findings where applicable.

WHY DO YOU FEEL THE REQUESTS MEETS THE FOLLOWING CRITERIA?

1. Given the nature of the land, the requested use is compatible with public health, safety, and general welfare.

The proposed barn will be built on flat agricultural land. No wetlands or streams are nearby.

2. The requested use will not create an unreasonably excessive burden on the existing roads or other utilities.

No. The proposed barn will be located off of a black top state highway. 3 phase power runs along this property as well.

3. The requested us is compatible with the surrounding area and will not significantly depreciate nearby properties.

The proposed barn will be built in a agricultural community. Swine buildings are common in this township.

4. The structure and use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

The barn will be well maintained kept up.

5. The requested use is consistent with the County Zoning Ordinance.

Yes.

6. The requested use is not in conflict with the Comprehensive Plan.

No.

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

No. We are setting the barn 600 feet off of the highway to reduce any negative externalities to highway traffic. We are the closest home owners to the barn.

8. The requested use is reasonably related to the existing land use and environment.

Yes.

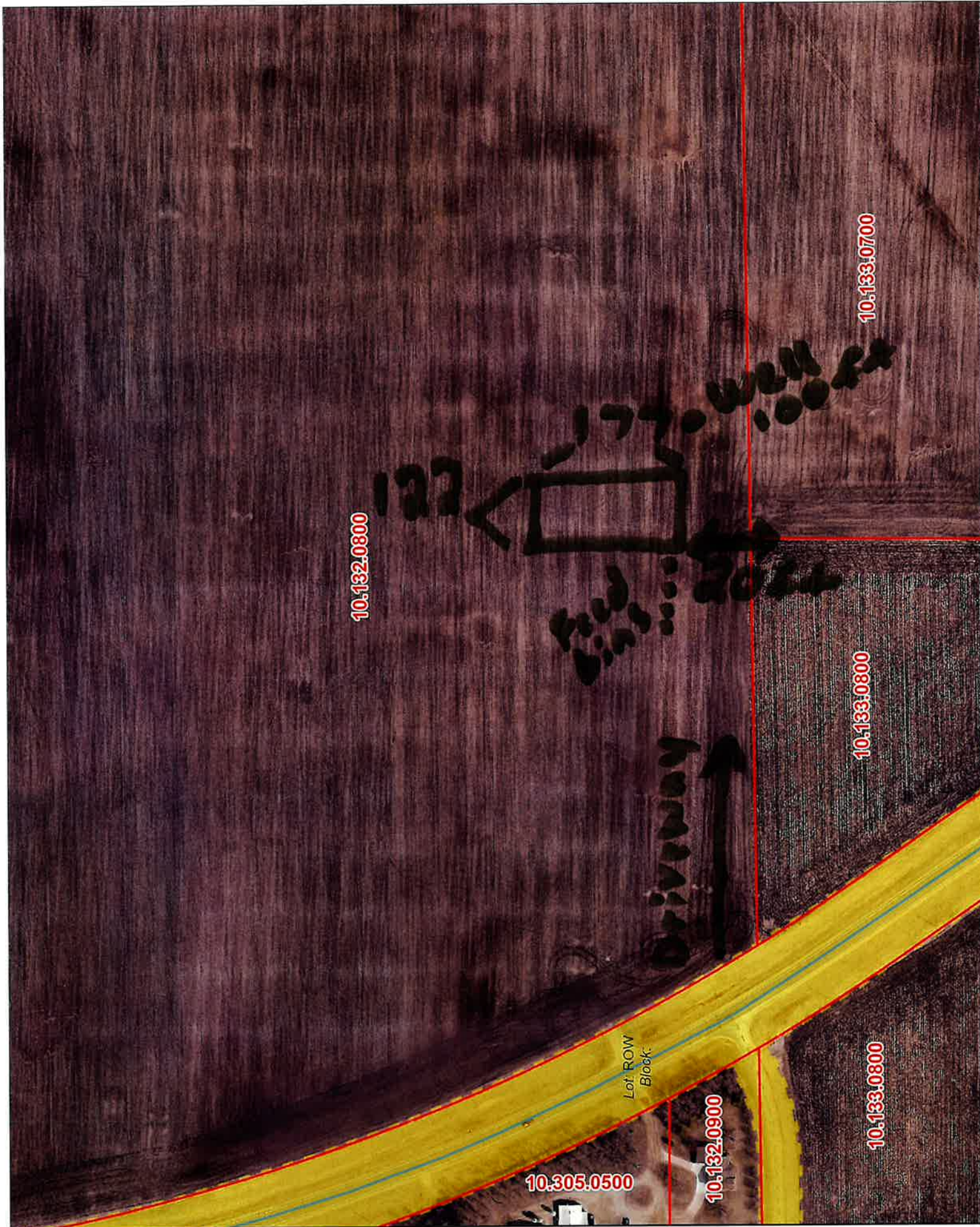
9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

No.

10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors.

No.

A MAJORITY OF THE CUP CRITERIA MUST BE MET IN ORDER FOR THE REQUEST TO BE APPROVED.

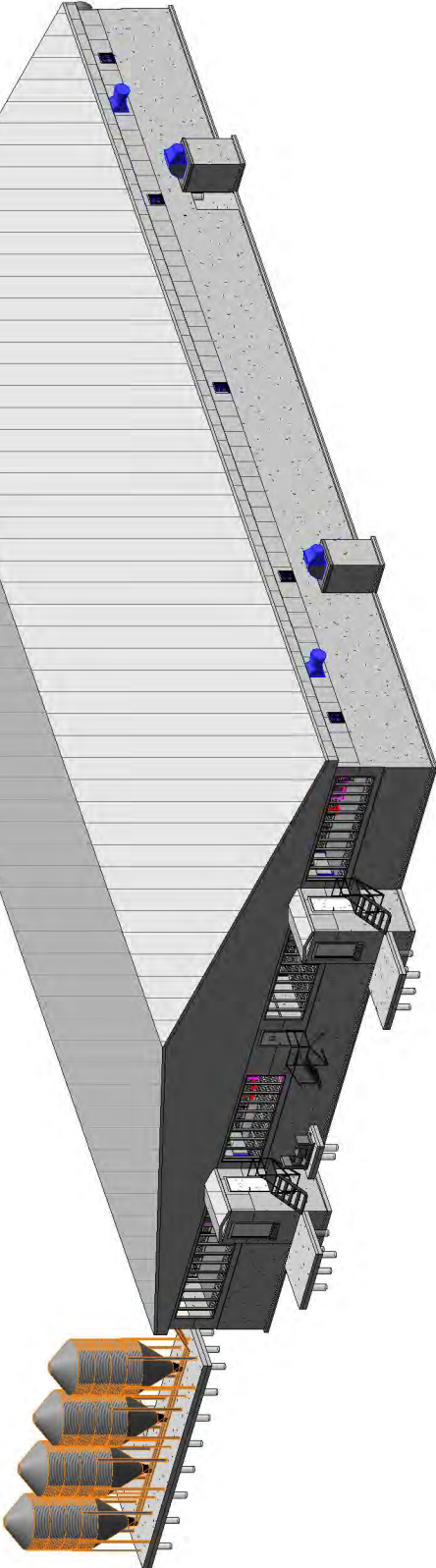
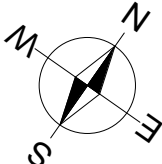




AG PROPERTY SOLUTIONS
3826 460th Ave. P.O. Box 96
EMMETSBURG, IOWA
50536

PHONE: (712) 852-8556
WWW.AGPROPERTYSOLUTIONS.COM

Nick Peters		
BARN SIZE	HEAD PER SITE	ADDRESS
121'-10" x 177'-0"	2,400hd	41129 St. HWY 99, St. Peter, MN 56003



AG PROPERTY SOLUTIONS
3826 460th Ave. P.O. Box 96
EMMETSBURG, IOWA
50536

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Nick Peters		
BARN SIZE	HEAD PER SITE	ADDRESS
121'-10" x 177'-0"	2,400hd	41129 St. HWY 99, St. Peter, MN 56003

Sheet Identification

SIT - SITE GENERAL GDU - GILT DEVELOPER UNIT GES - GESTATION BUILDING FAR - FARROWING BUILDING OFF - MAIN OFFICE LOA - HALLWAYS/LOAD-OUTS COM - COMPOST BUILDING OUT - OUTBUILDINGS FIN - FINISHER BUILDING NUR - NURSERY BUILDING	SD - SALES DRAWING TP - TITLE PAGE CO - CONCRETE UP - UNDERGROUND PLUMBING SL - SLAT LAYOUT EQ - EQUIPMENT LAYOUT WS - WATER LAYOUT FS - FEED LAYOUT HT - HEAT LAYOUT VT - VENTILATION LAYOUT GT - GATING LAYOUT OF - OFFICE HL - HALLWA EL - ELECTRICAL DL - DOOR LAYOUT	0 - 3D REPRESENTATIONS (3d models) 1 - PLANS (top view) 2 - ELEVATIONS (vertical views) 3 - SECTIONS (zoom in views) 4 - DETAILS (call-outs, diagrams, fine detail items) 5 - GENERAL (symbols, legends, notes, etc.)
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Sheet List

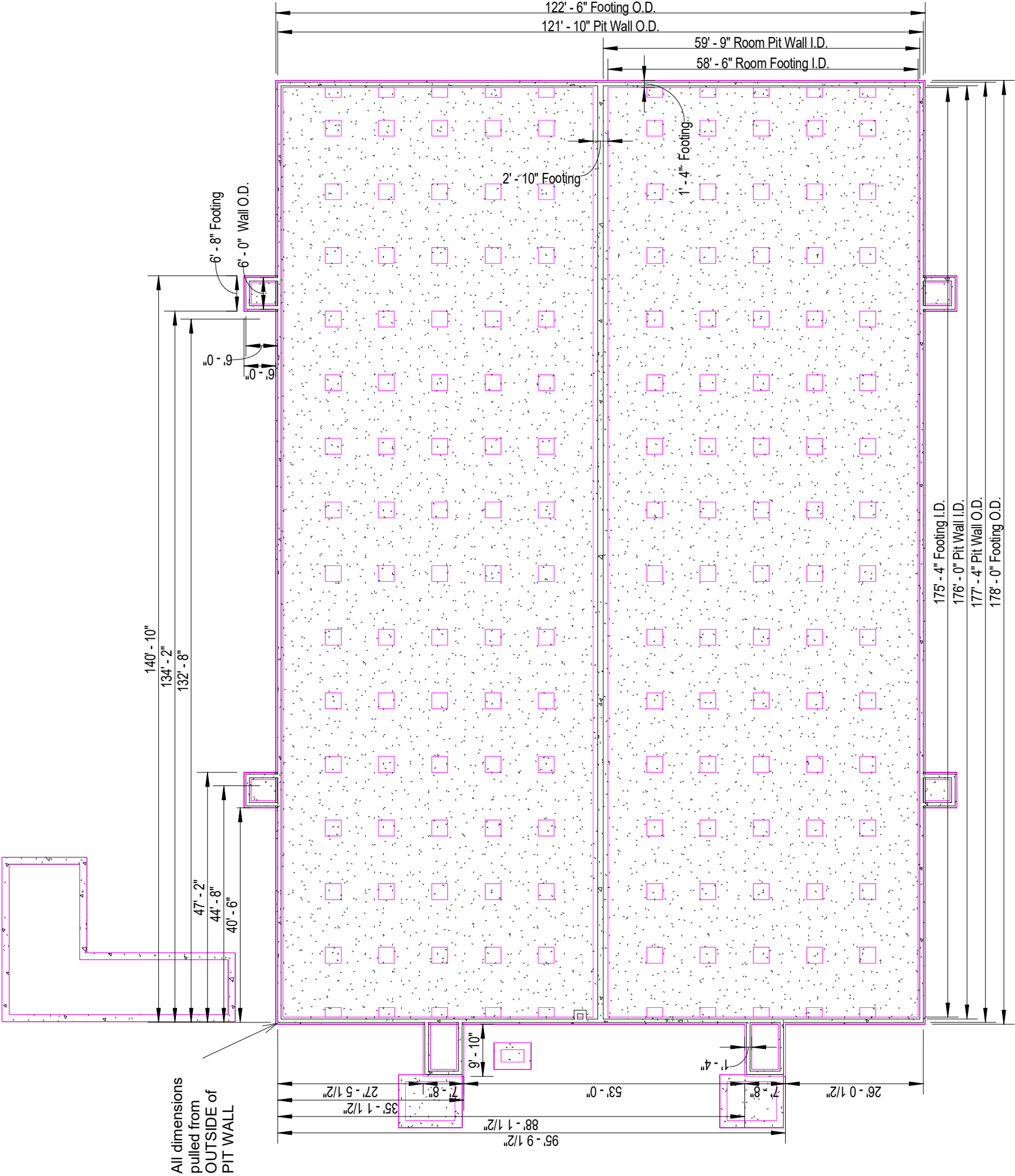
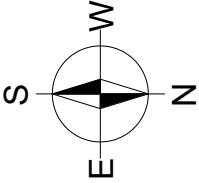
Sheet Identification	Sheet Name
TP1.0	Title Page
EX1.0	Excavation Layout
CO1.1	Wall & Column Layout
CO2.0	Concrete Sidewall / Division Wall
CO2.1	Concrete Endwall Cross Section
CO2.2	Load Out Cross Section
CO2.3	Pit Cross Section
CO3.0	Load Out Detail
CO3.2	Auxiliary Concrete
SL3.0	Slat Layout
EQ1.0	Equipment Ceiling Layout
WS1.0	Plumbing Layout
WS3.0	Plumbing Incoming Lines
WS4.0	Plumbing Wall
WS4.1	Plumbing Details
FS1.0	Feed System Layout
HT1.0	Heater Layout
VT1.0	Ventilation Layout
GT1.0	Gating Layout
GT5.0	Gating ISO Layout
OF3.1	Office Dimensions/Electrical
EL1.0	Electrical Layout
DL1.0	Door Layout

SUBCONTRACTORS			
Concrete Contractor	Concrete Material	Rebar Supplier	Pre-Cast Supplier
N/A	N/A	N/A	N/A
Engineer	Excavation	Sub-Grade Plumbing	
N/A	N/A	N/A	
Framing Contractor	Equipment Installer	Electrical Installer	LP Installer
N/A	N/A	N/A	N/A
Framing Materials	Gating Supplier	Ventilation Material	Feed System Materials
N/A	N/A	N/A	N/A

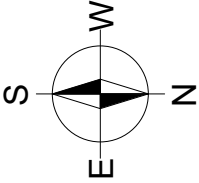
MATERIAL COLORS			
Roof	Endwall	Endwall Wainscot	Gables
N/sdsd Corner	N/A	N/A	N/A
N/A	Ridge Cap	Ridgolator	Sidewall
Door/Window Trim	N/A	N/A	N/A
	Eave/Fasica	Gable/Rake	
N/A	N/A	N/A	N/A

PROJECT MATERIALS	
Barn Ceiling	Office Ceiling
N/A	N/A
Barn Interior	Office Interior
N/A	N/A
Barn Roof	Exterior Steel
N/A	N/A

Revision:		Revision By: NRT Drawn: NRT
		Revision Date: 04/18/23 Date: 04/18/23
		Revision Letter: A Page: 1
Title Page	THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.	FIN
Peters Finisher - No Filter		TP1.0

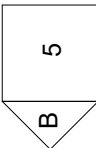
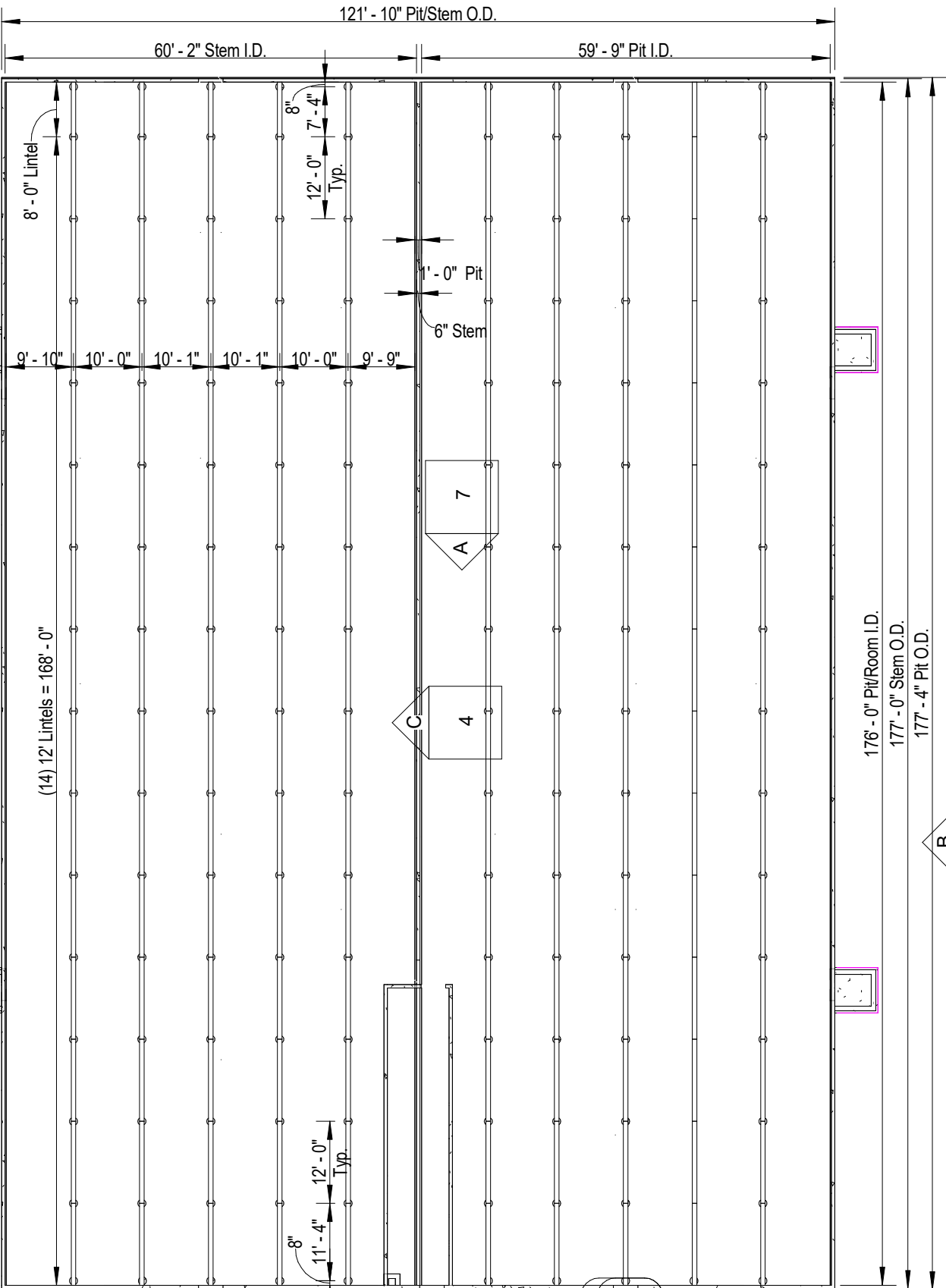
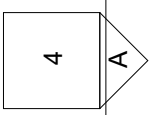
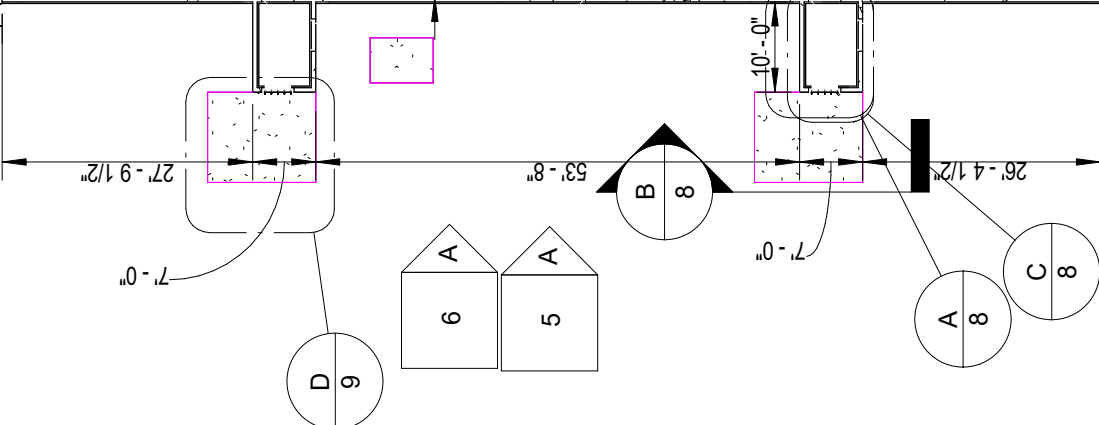
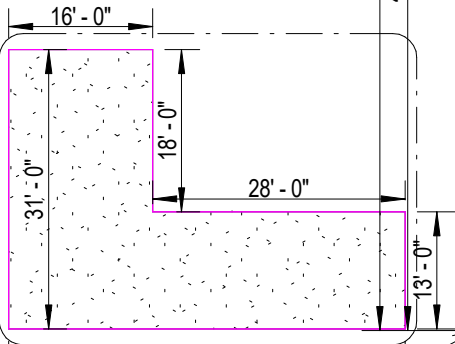


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		Revision Date: 04/28/23	Date: 04/18/23
		Revision Letter: A	Page: 2
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		Owner:	
		Contractor:	EX1.0



A 9

All dimensions to be pulled from OUTSIDE of PIT WALL

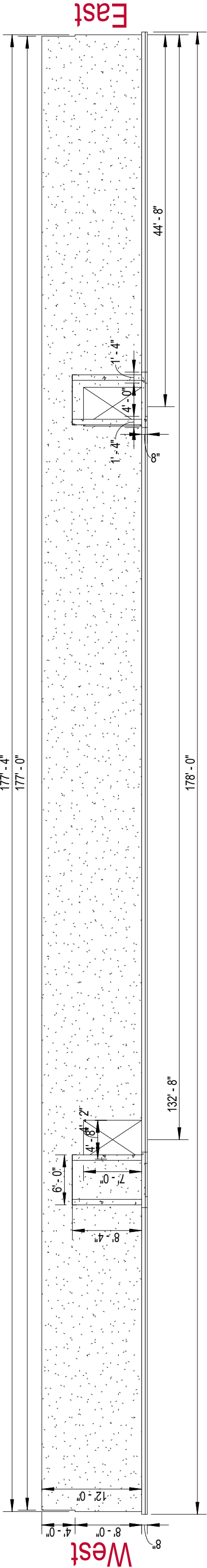


Revision:			Revision By: NRT	Drawn: NRT
			Revision Date: 04/28/23	Date: 04/18/23
			Revision Letter: A	Page: 3
			PJM: FIN	
			Owner: CO1.1	
			Contractor:	

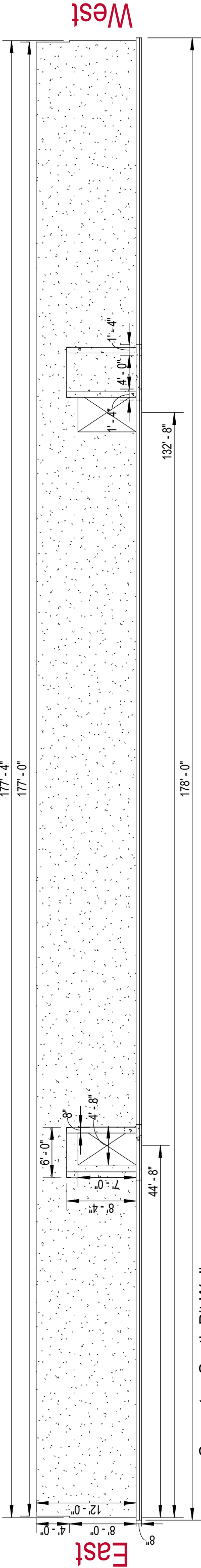
Wall & Column Layout

Peters Finisher - No Filter

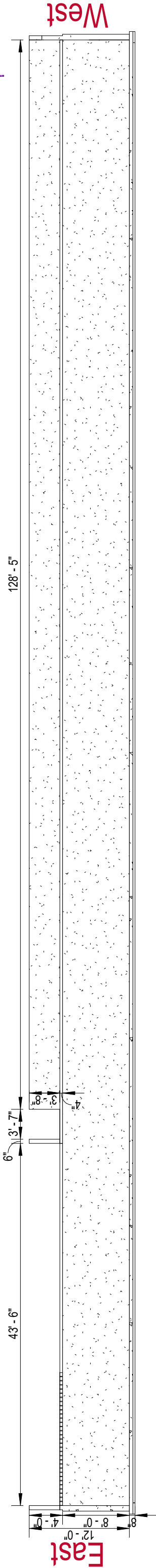
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A Concrete - North Pit Wall
1" = 11'-8"



B Concrete - South Pit Wall
1" = 11'-8"



C Concrete - Division Wall
1" = 11'-8"



AG PROPERTY SOLUTIONS

Concrete Sidewall / Division Wall

Peters Finisher - No Filter

Revision:

Revision By: NRT

Drawn: NRT

Revision Date: 04/28/23

Date: 04/18/23

Revision Letter: A

Page: 4

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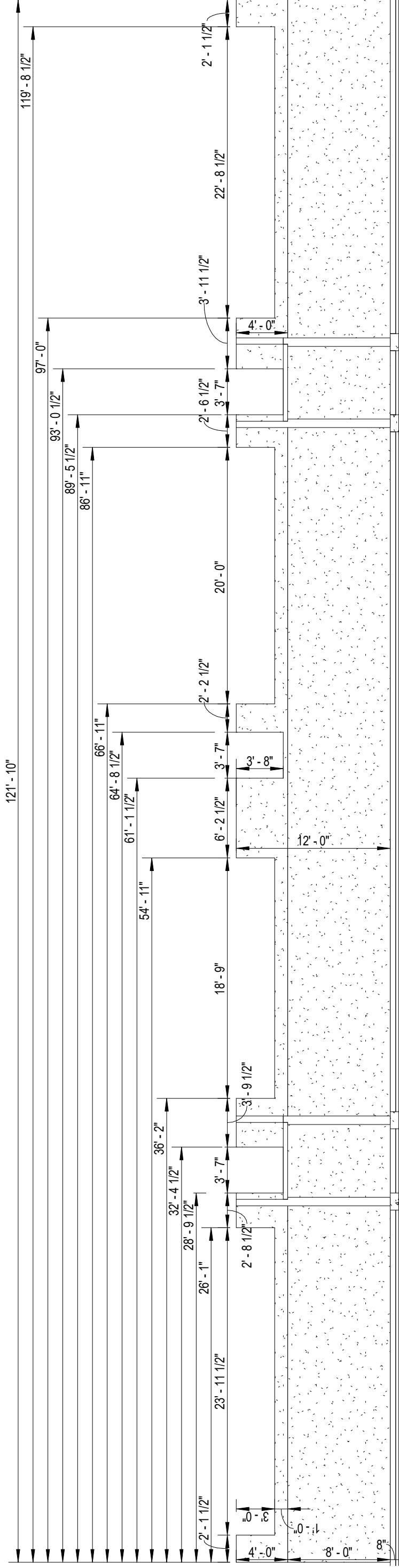
PJM:

Owner:

Contractor:

FIN

CO2.0

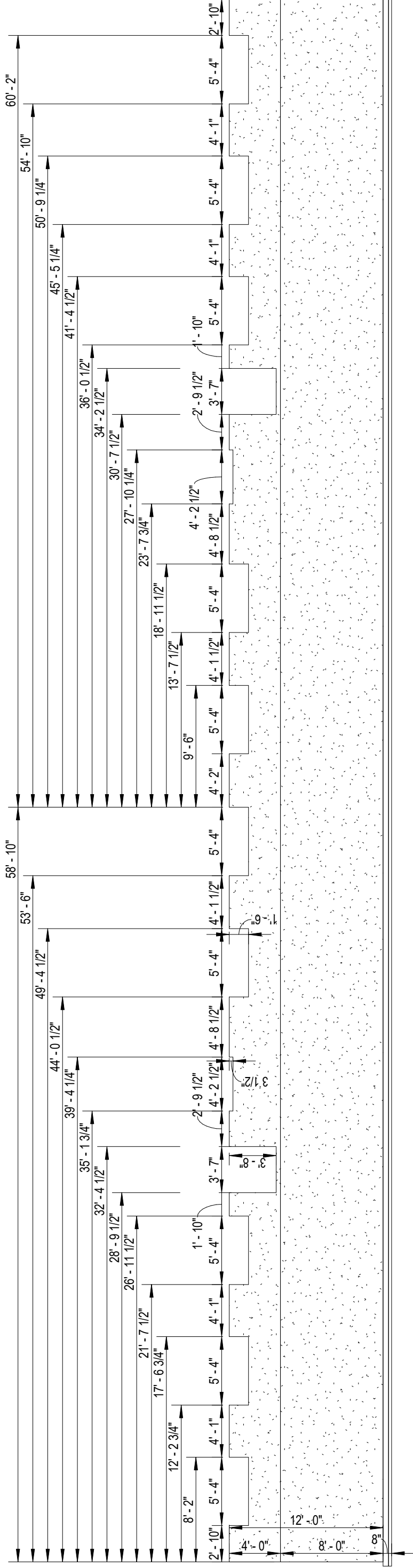


South

North

Concrete - West Endwall

1/8" = 1'-0"



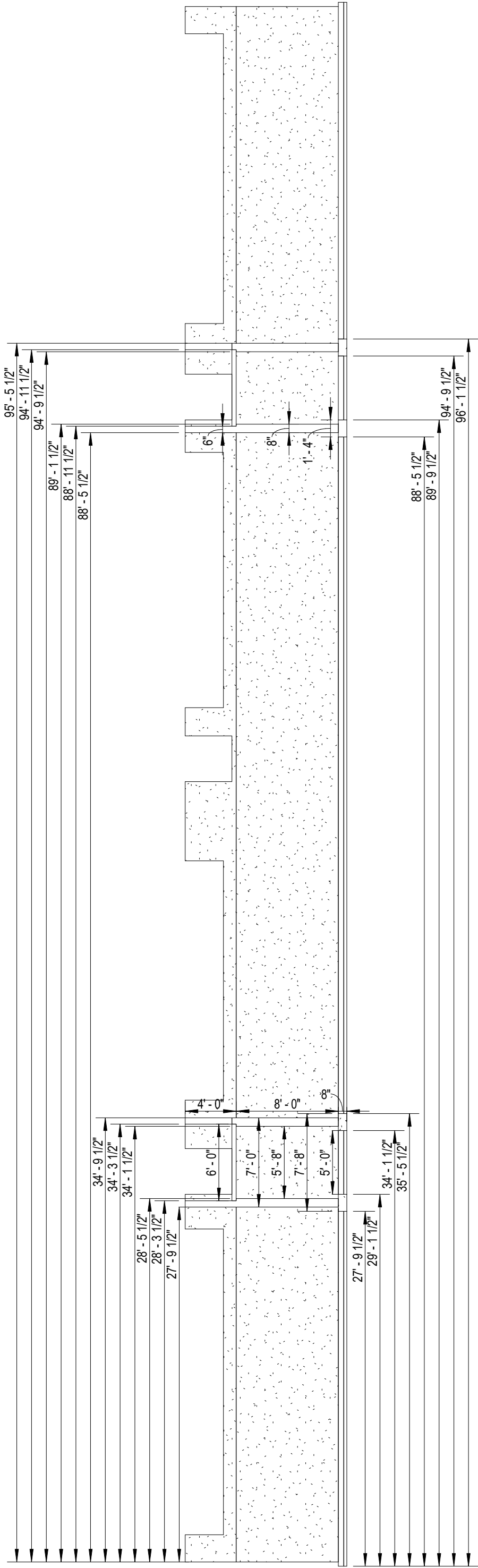
North

South

Concrete - East Endwall

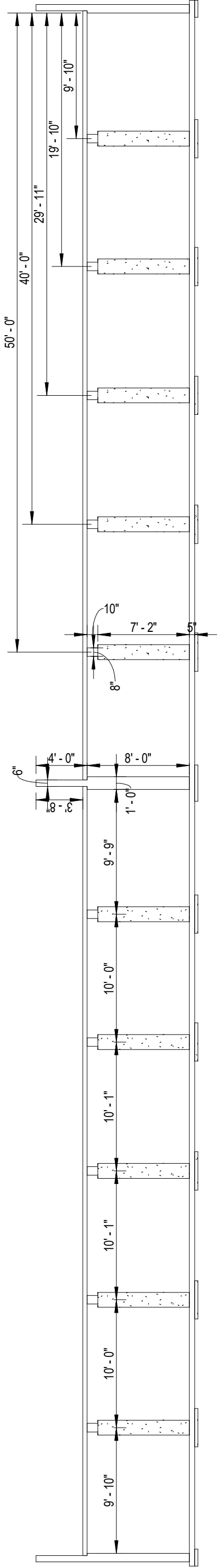
B $1/8" = 1'-0"$

 AG PROPERTY SOLUTIONS	Revisions based on engineer prints	Revision By: NRT	Drawn: NRT
		Revision Date: 04/28/23	Date: 04/18/23
		Revision Letter: A	Page: 5
		FIN	
Concrete Endwall Cross Section	THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED		
Peters Finisher - No Filter	CO2.1		

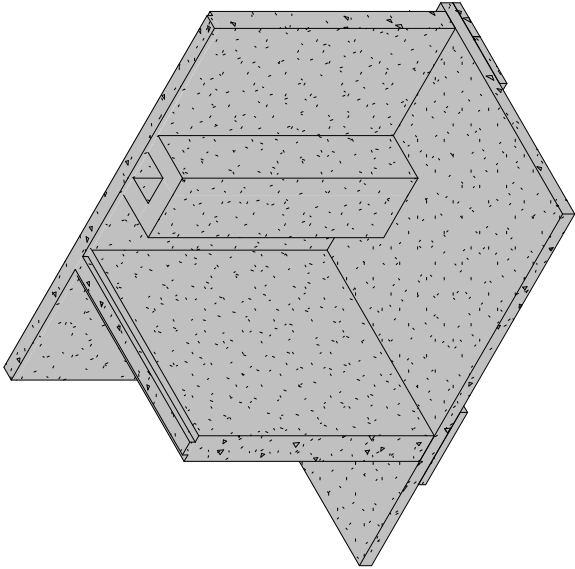


 AG PROPERTY SOLUTIONS	Revision:		Revision By: NRT	Drawn: NRT
	Load Out Cross Section		Revision Date: 04/28/23	Date: 04/18/23
				Revision Letter: A
Peters Finisher - No Filter	THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED		PJM: Owner: Contractor:	
			FIN	
			C02.2	

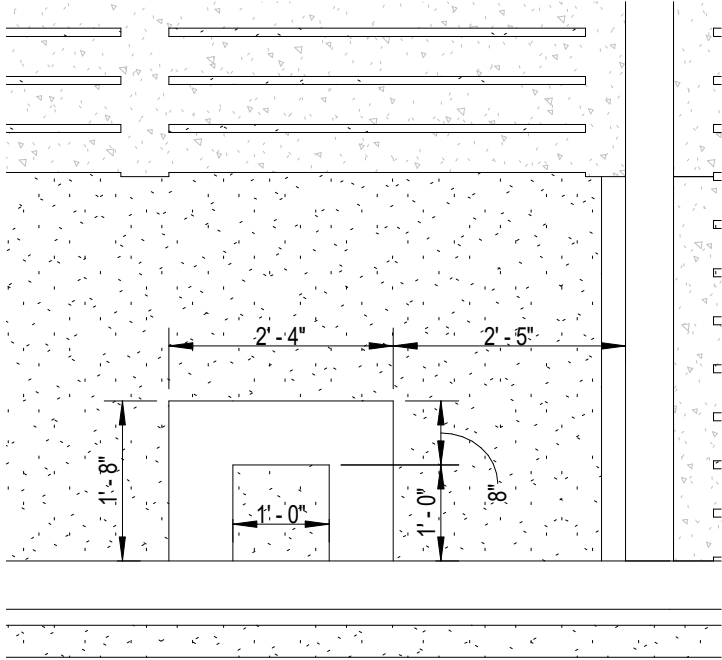
North



A Concrete - Pit Cross-Section
1/8" = 1'-0"

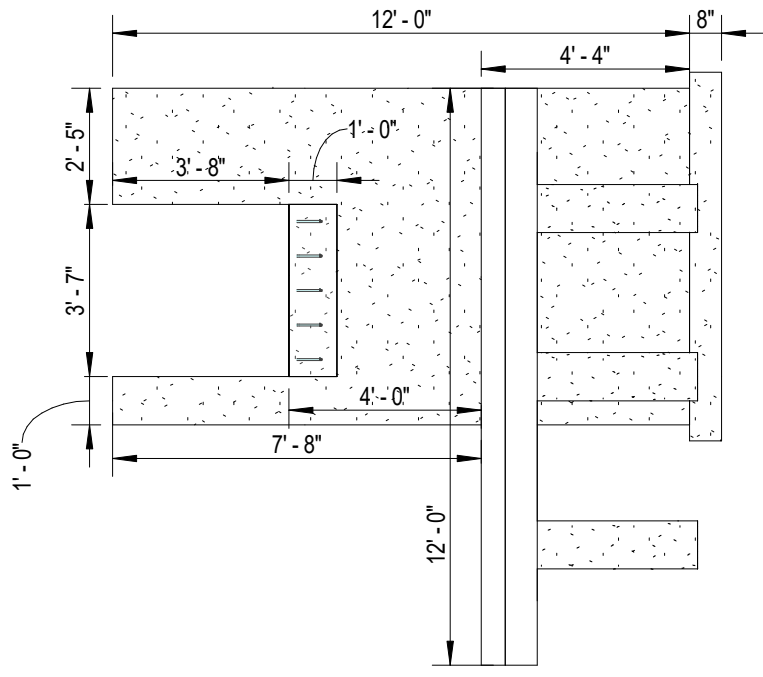


B ISO - Incoming Water Line

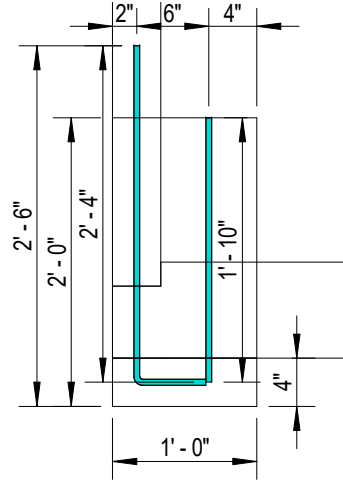


C Incoming line
1/2" = 1'-0"

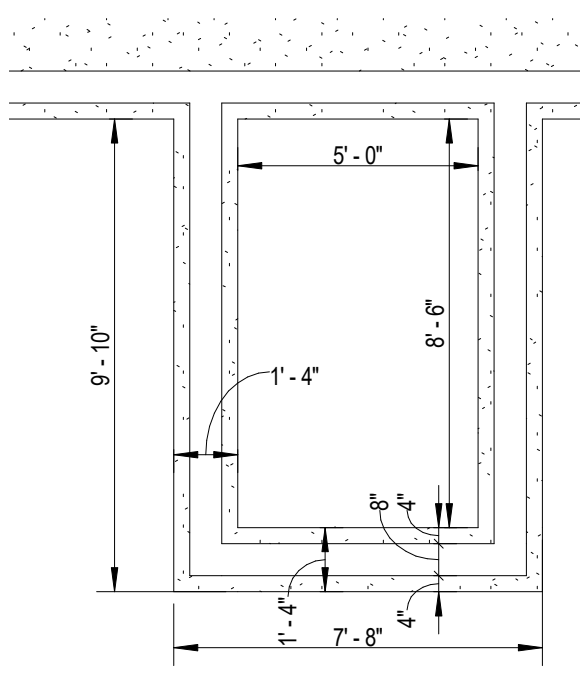
		Revision:		Revision By: NRT	Drawn: NRT
				Revision Date: 04/28/23	Date: 04/18/23
				Revision Letter: A	Page: 7
Pit Cross Section		THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.		PJM:	
Peters Finisher - No Filter				Owner:	
				Contractor:	
				FIN	
				CO2.3	



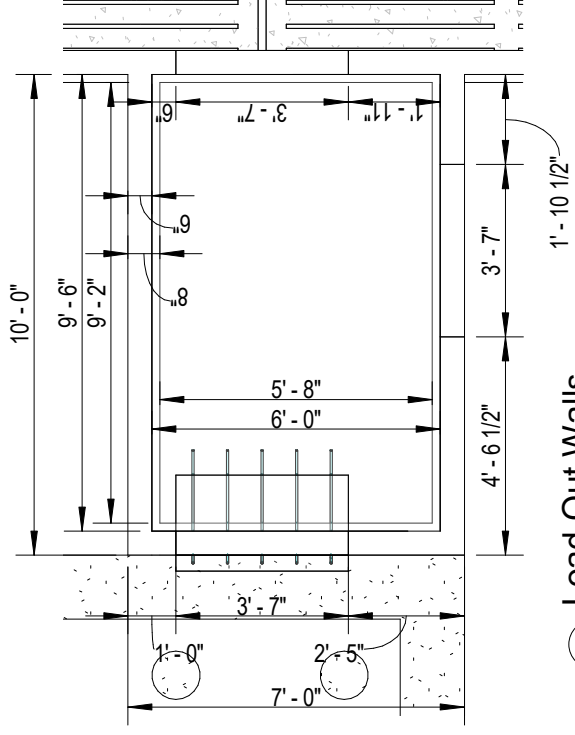
Load-Out Front View
B $\frac{1}{4}" = 1'-0"$



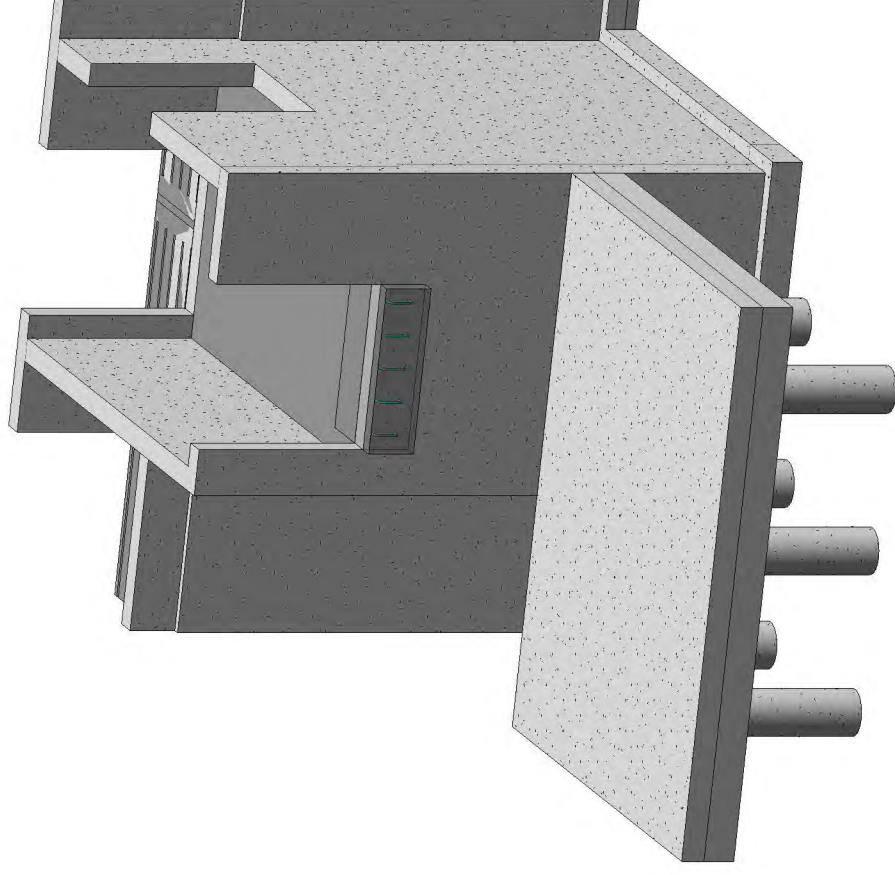
D Bulk Head Detail
3/4" = 1'-0"



A Load-Out Footing
1/4" = 1'-0"

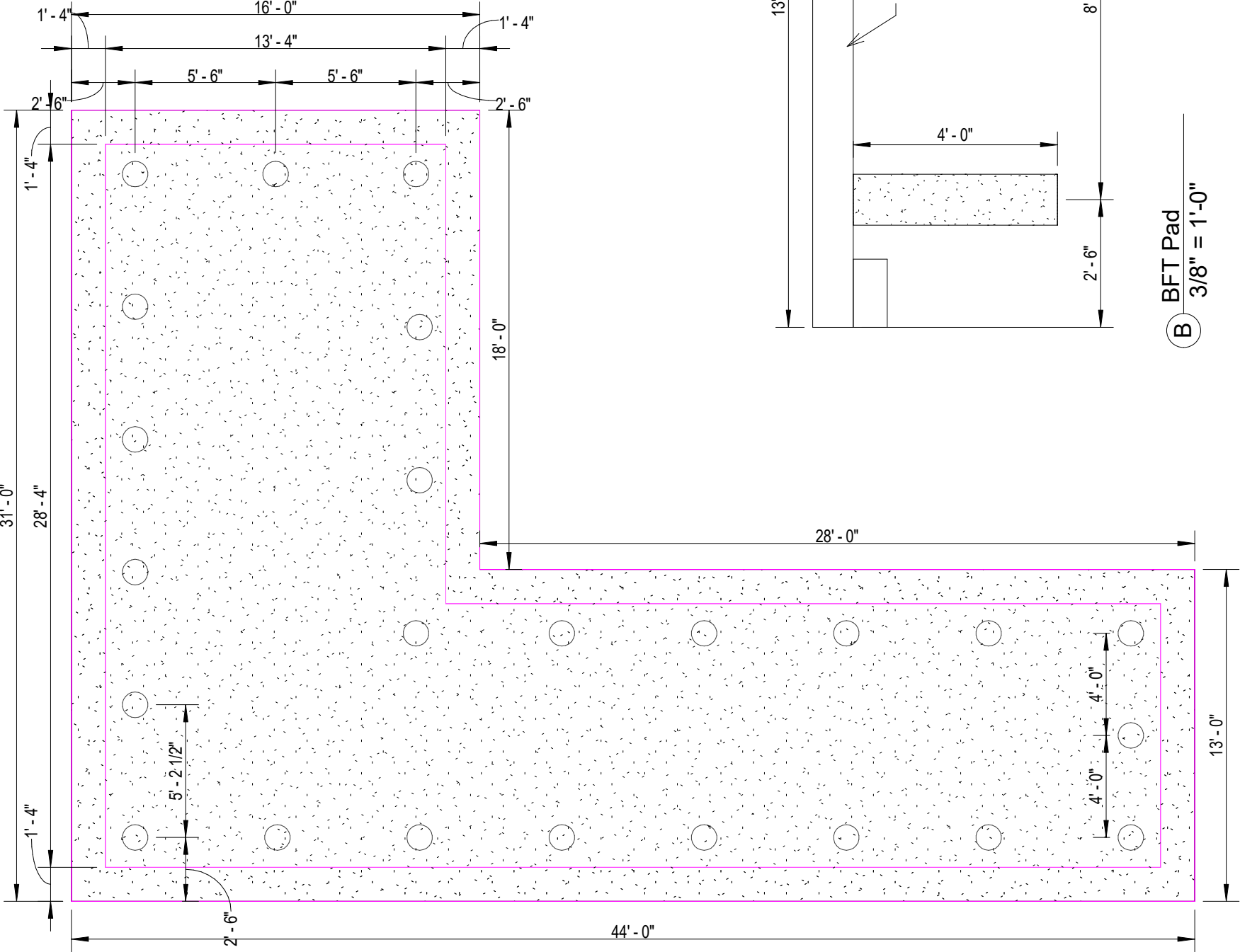


③ Load-Out Walls
1/4" = 1'-0"

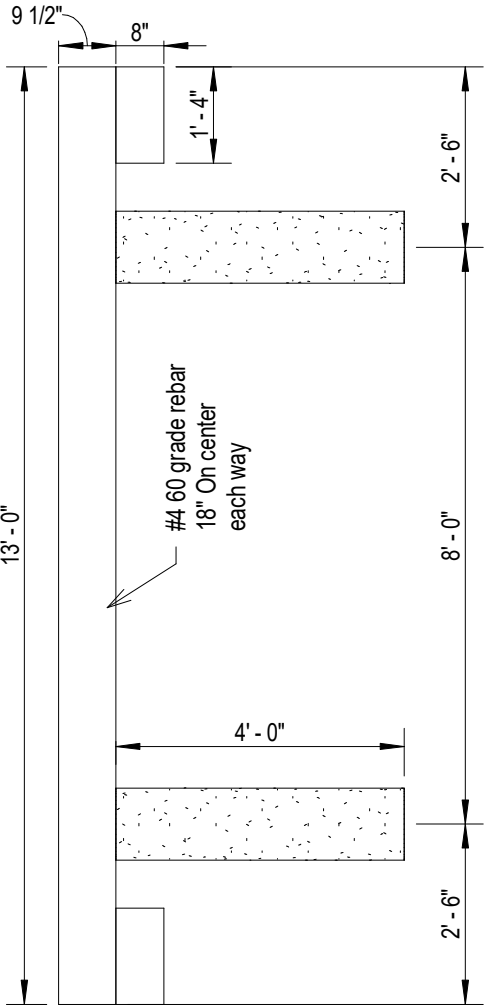
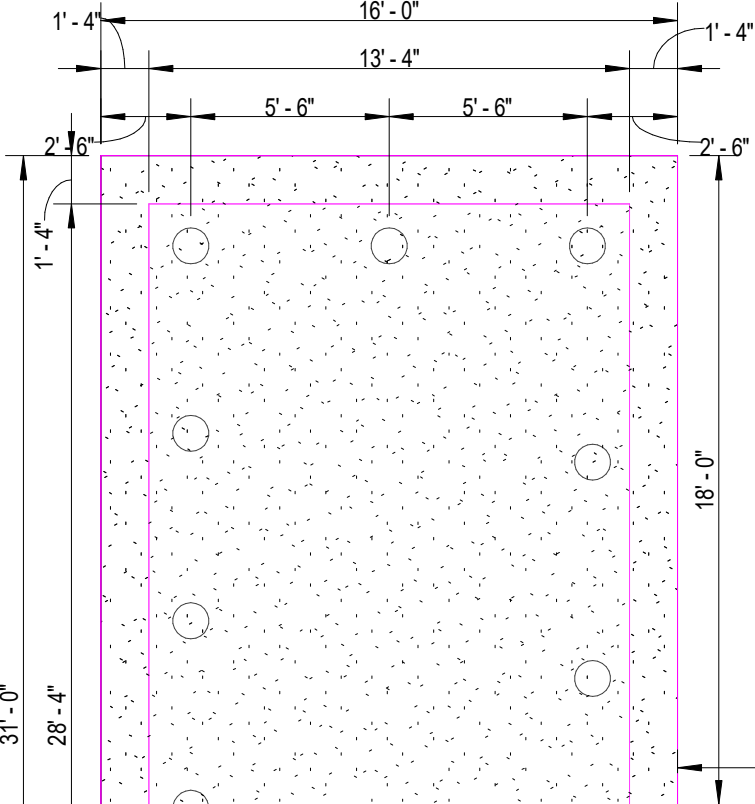


E Load-Out - Iso View

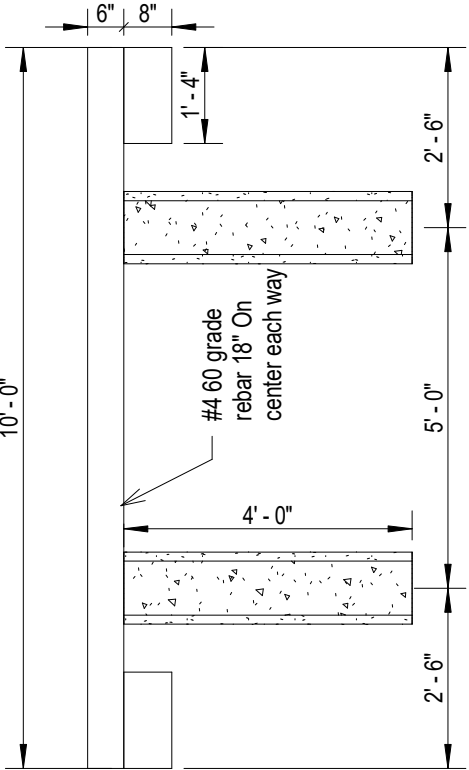
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				Revision Date: 04/28/23	Date: 04/18/23
				Revision Letter: A	Page: 8
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Load Out Detail					
Peters Finisher - No Filter					
				Owner:	FIN
				Contractor:	CO3.0



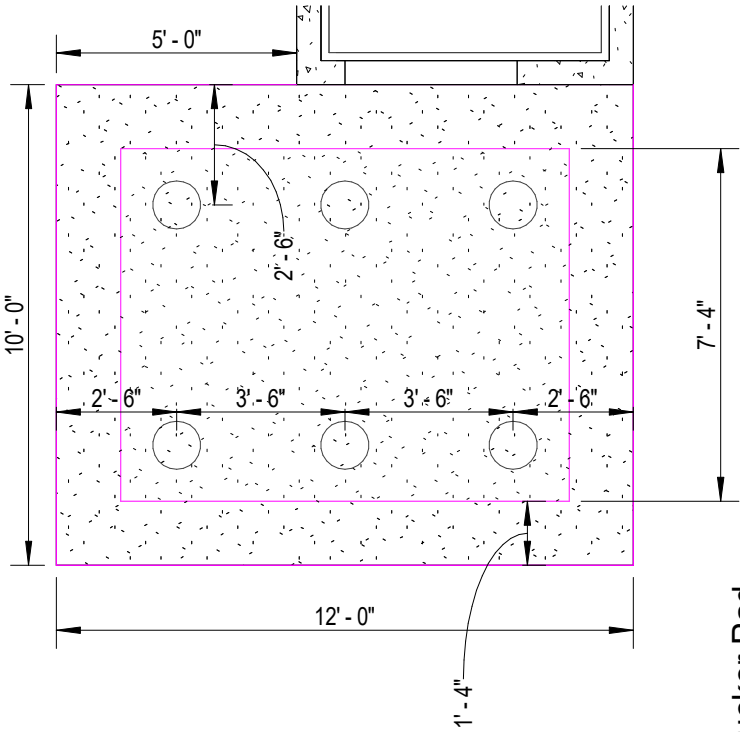
A BFT Pad
3/16" = 1'-0"



B BFT Pad
3/8" = 1'-0"



C Trucker Pad
3/8" = 1'-0"



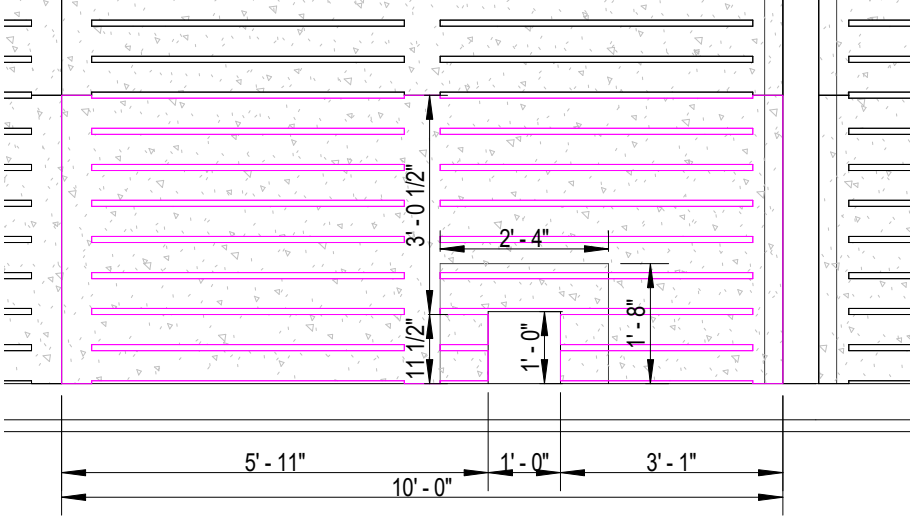
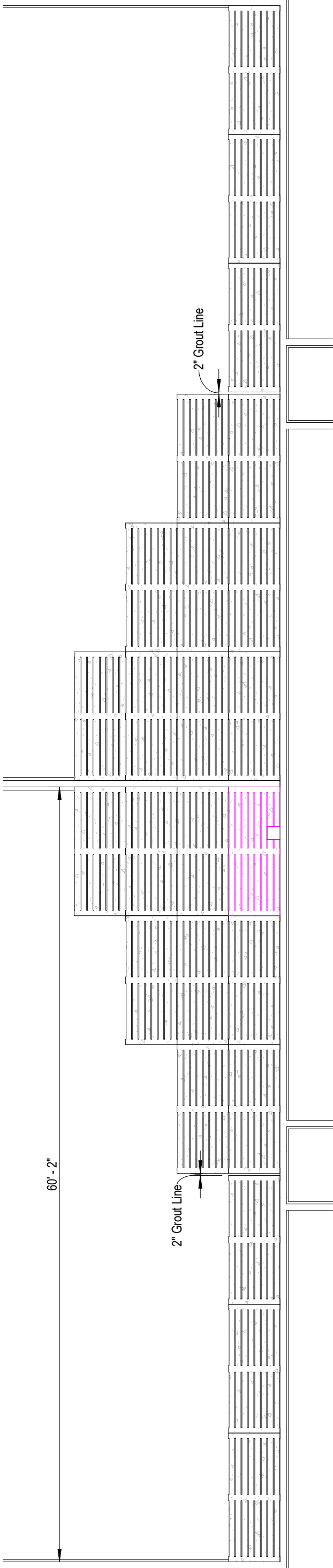
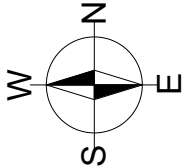
D Trucker Pad
1/4" = 1'-0"

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			Contractor:	
			FIN	
			CO3.2	

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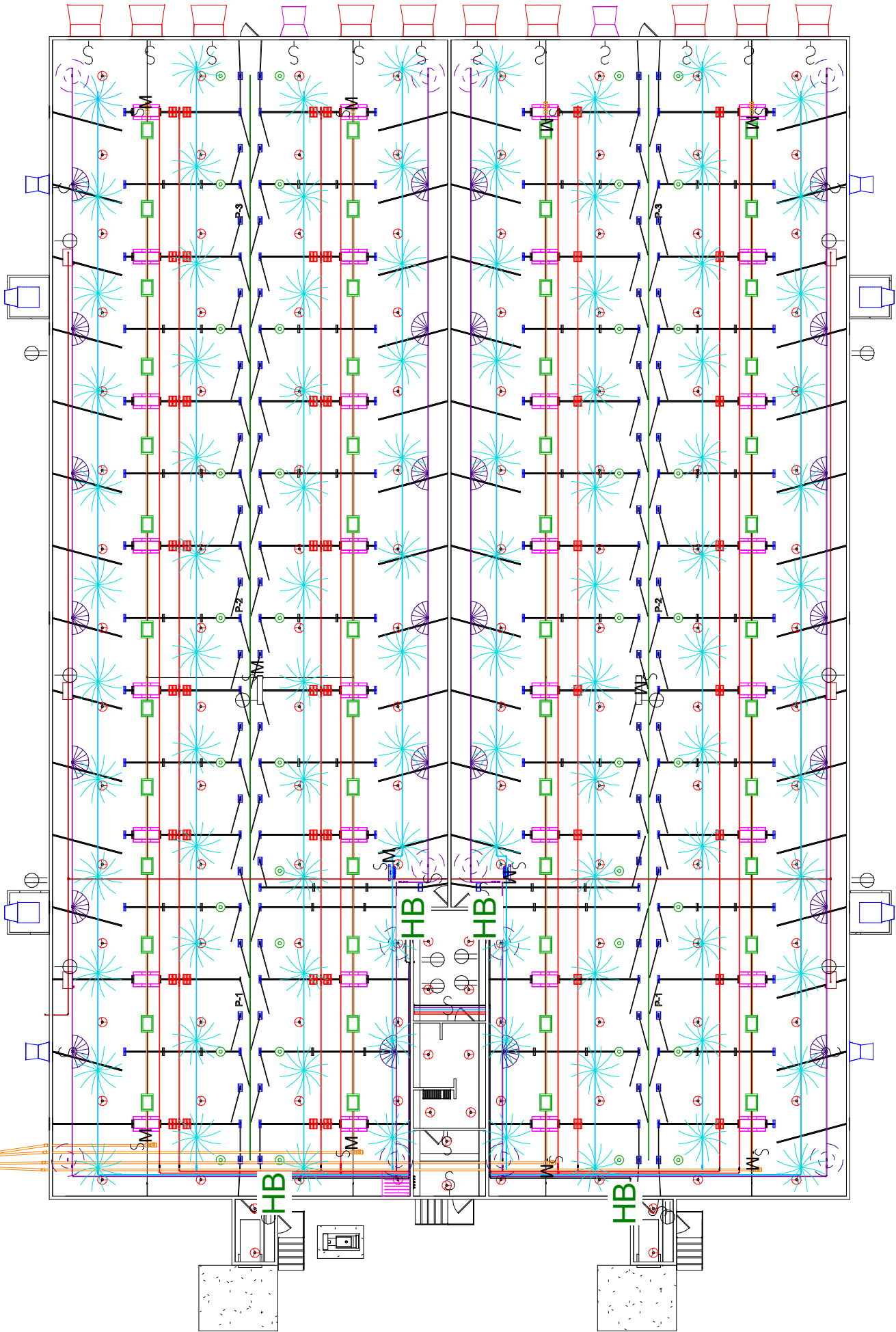
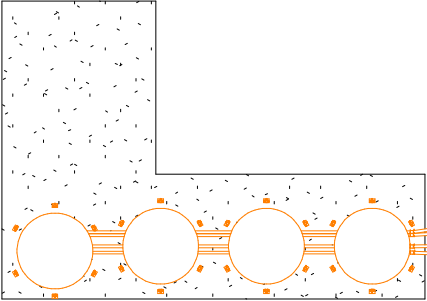
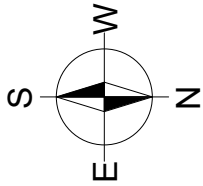
Auxiliary Concrete

Peters Finisher - No Filter

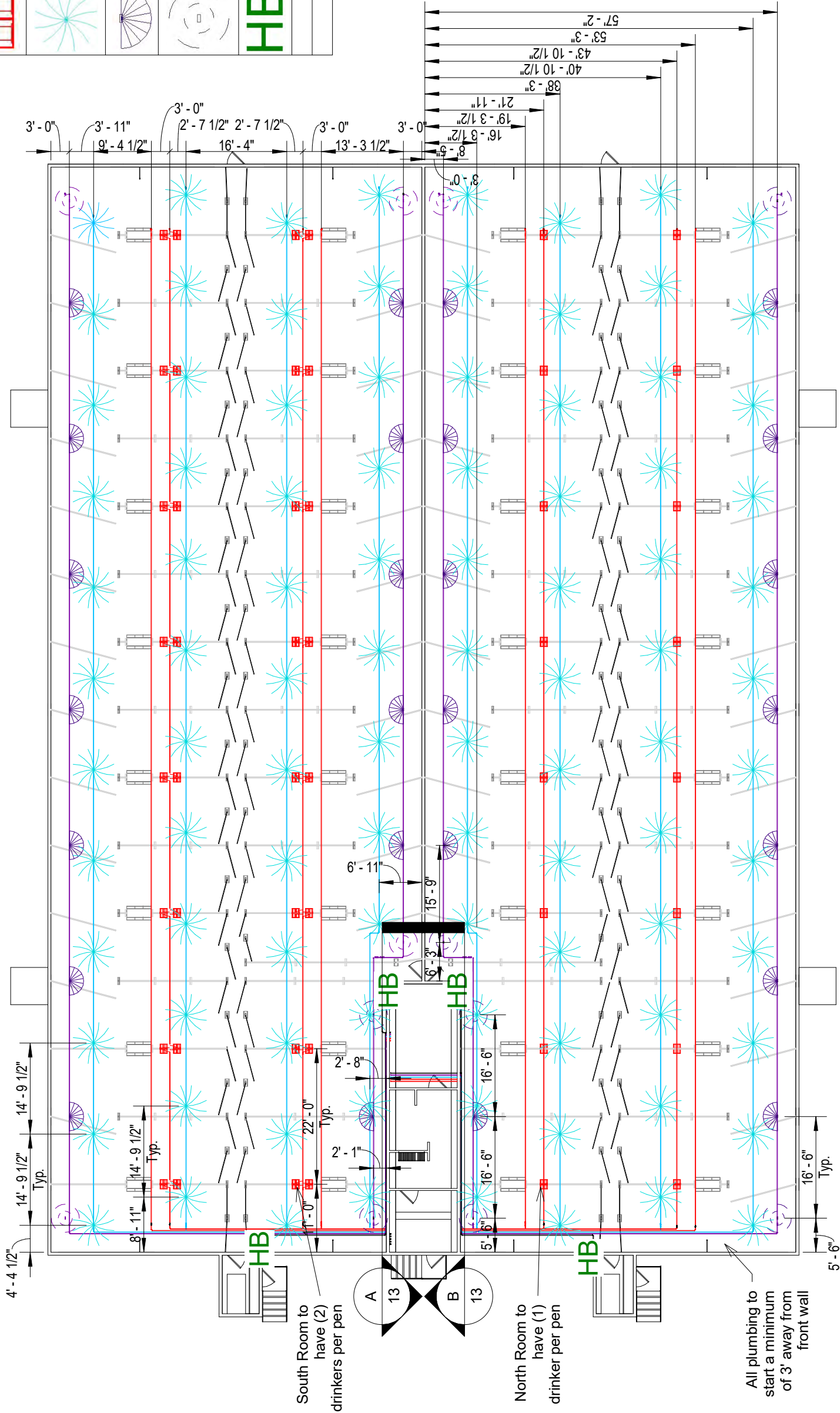
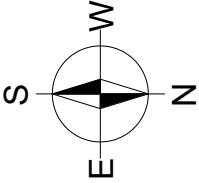


2 Incoing Water Slat
3/8" = 1'-0"

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			Revision Letter: A	Page: 10
Slat Layout	THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.		PJM:	
			Owner:	
Peters Finisher - No Filter			Contractor:	
			FIN	
			SL3.0	



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			Revision Letter: A	Page: 11
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			Owner:	
			Contractor:	
AG PROPERTY SOLUTIONS			FIN	
Equipment Ceiling Layout			EQ1.0	
Peters Finisher - No Filter				



Plumbing Schedule		
Type Image	Family	Count
	Drinker - Double Pan	96
	Soaker - Drop	96
	Mister - 180	26
	Mister - 360	12
	Hose Bib	4
	Ball Valve	20
	End of line ball drop	20

Revision:

Plumbing Layout

Peters Finisher - No Filter

Revision By: NRT

Drawn: NRT

Revision Date: 04/28/23

Date: 04/18/23

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FIN

Owner:

Contractor:

WS1.0

Drinker Water Line
Feeder Water Line
Soaker Line
Mister Line
Bootwash Line

West

First 3' of room
ceiling to be left
open for electrical

East

A South Room Incoming Lines
1" = 3'-2"

First 3' of room
ceiling to be left
open for electrical

Drinker Water Line
Feeder Water Line
Soaker Line
Mister Line
Bootwash Line

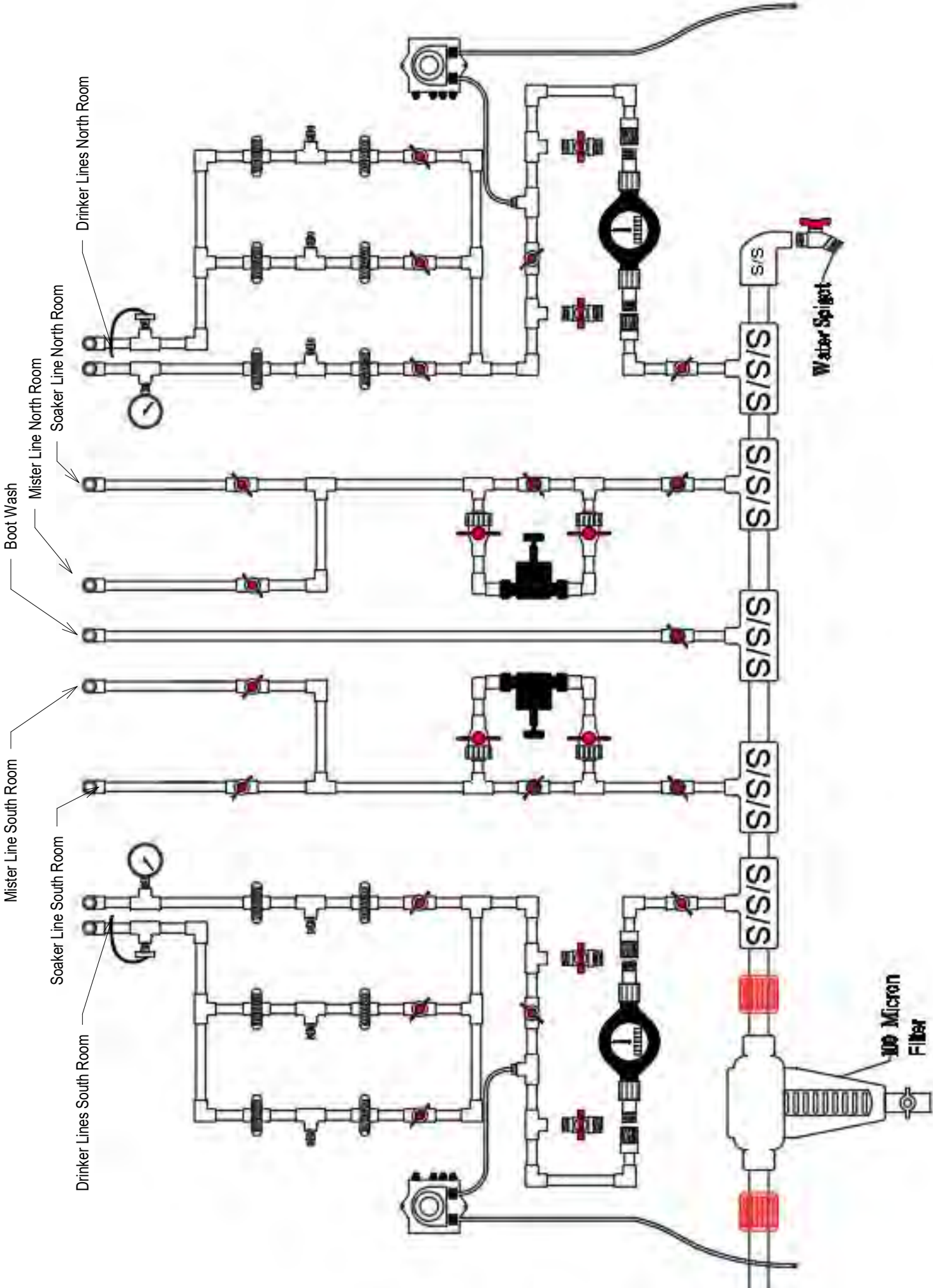
East

West

B North Room Incoming Lines
1 : 38

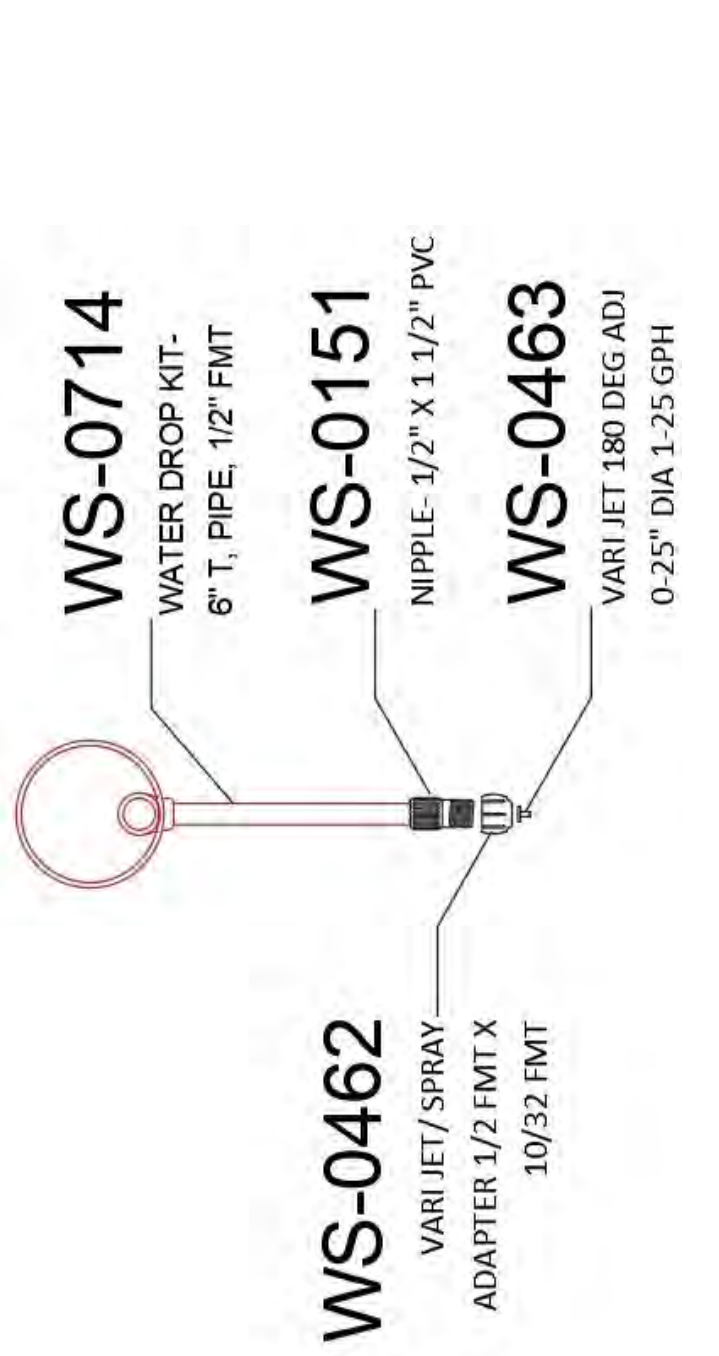
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		Revision Date: 04/28/23	Date: 04/18/23
		Revision Letter: A	Page: 13
Plumbing Incoming Lines		THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.	
Peters Finisher - No Filter		PJM: Owner: Contractor:	
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East

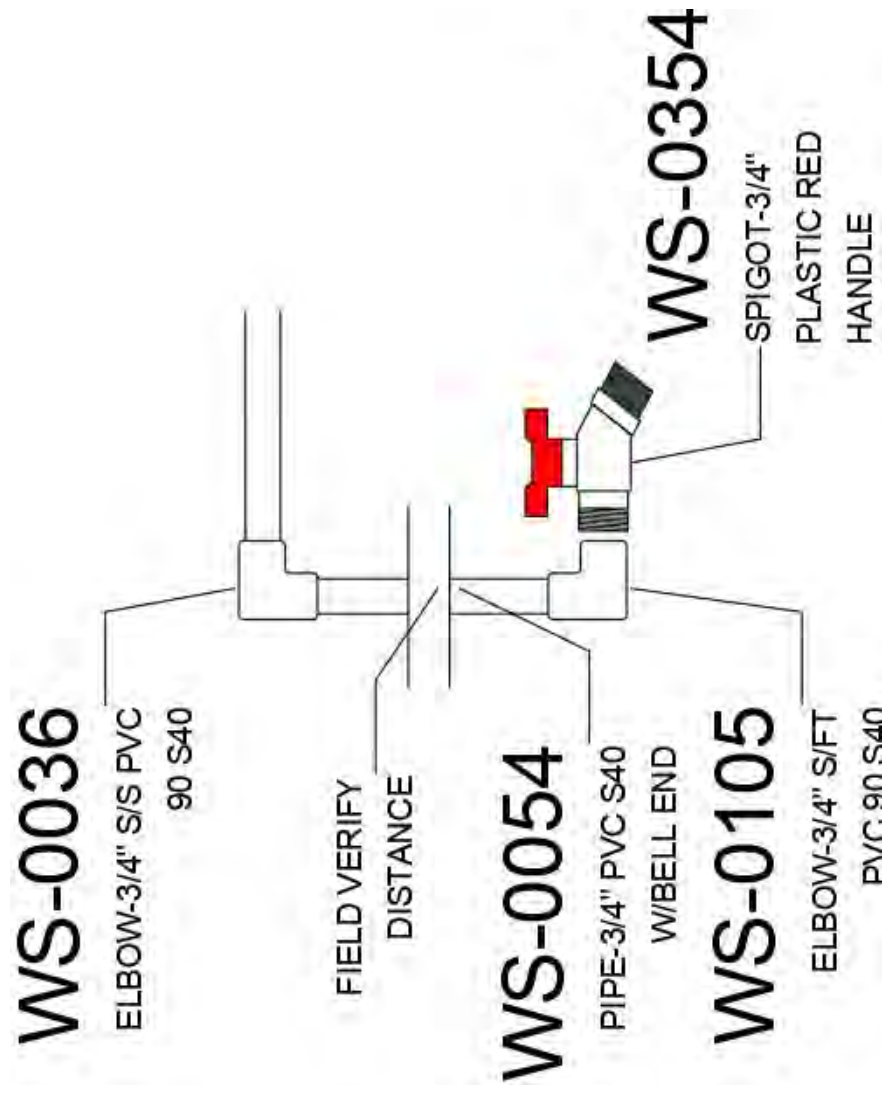


West

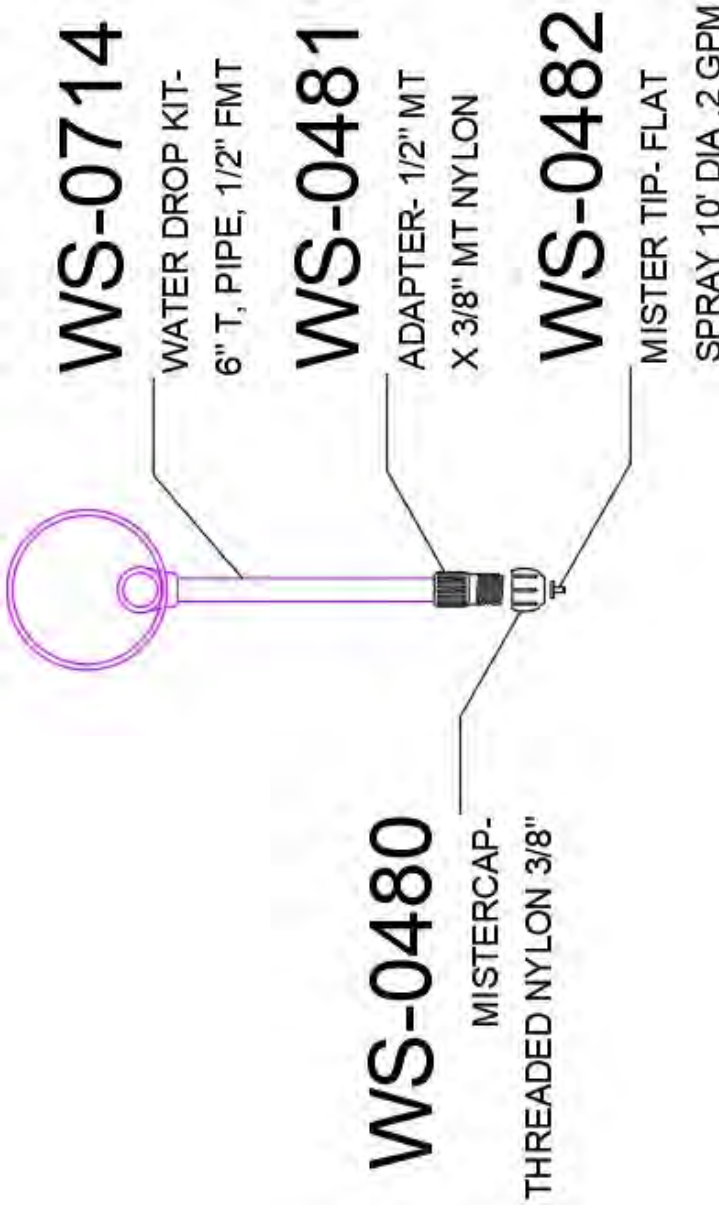
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			Revision Letter: A	Page: 14
Plumbing Wall	THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.		PJM:	
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			Contractor:	
Peters Finisher - No Filter			FIN	
			WS4.0	



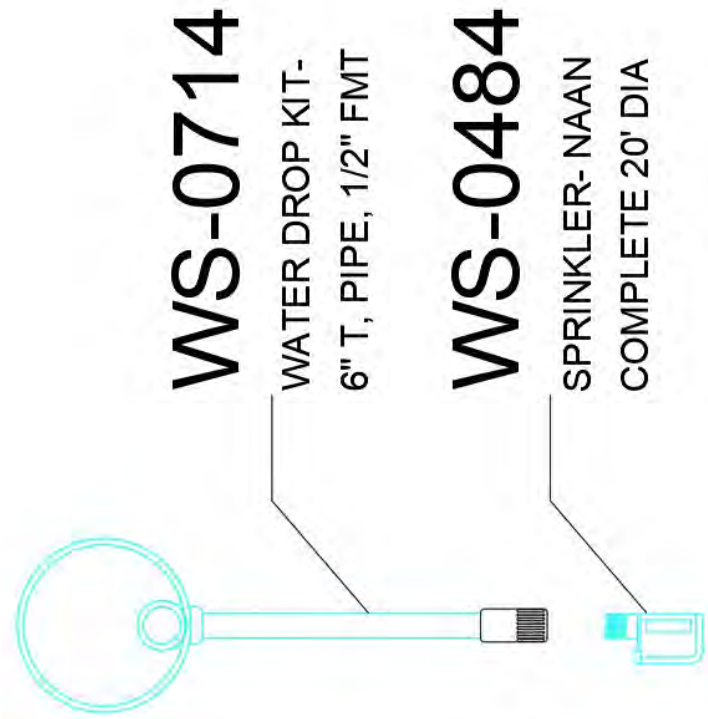
Mister - 180 Degree



Boot Wash Drop

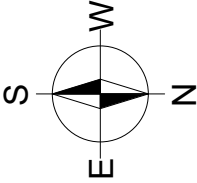


Mister - 360 Degree

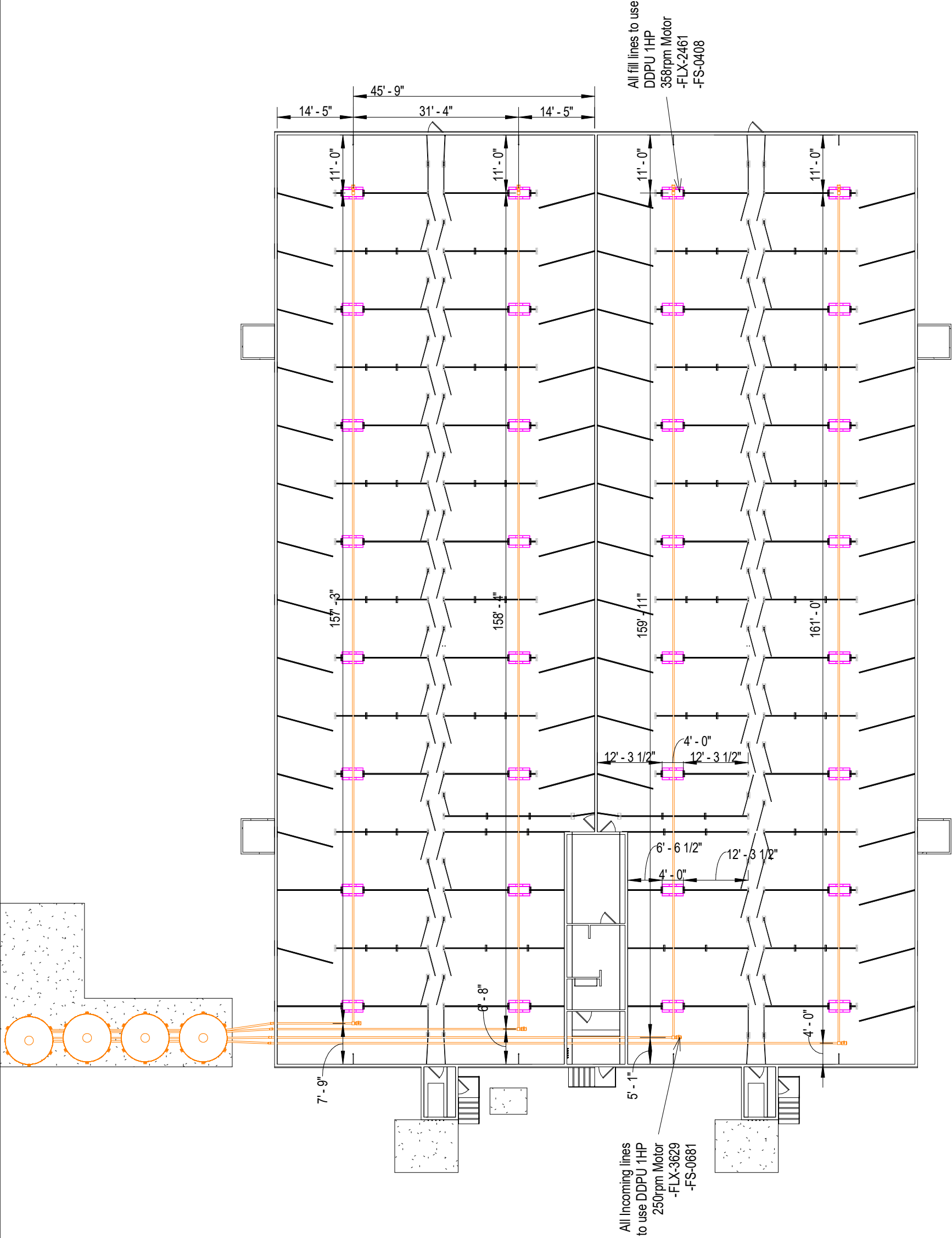


Soaker Drop

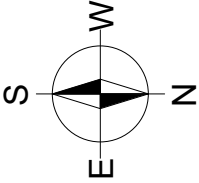
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Plumbing Details		Revision Date: 04/28/23	Date: 04/18/23	
		Revision Letter: A	Page: 15	
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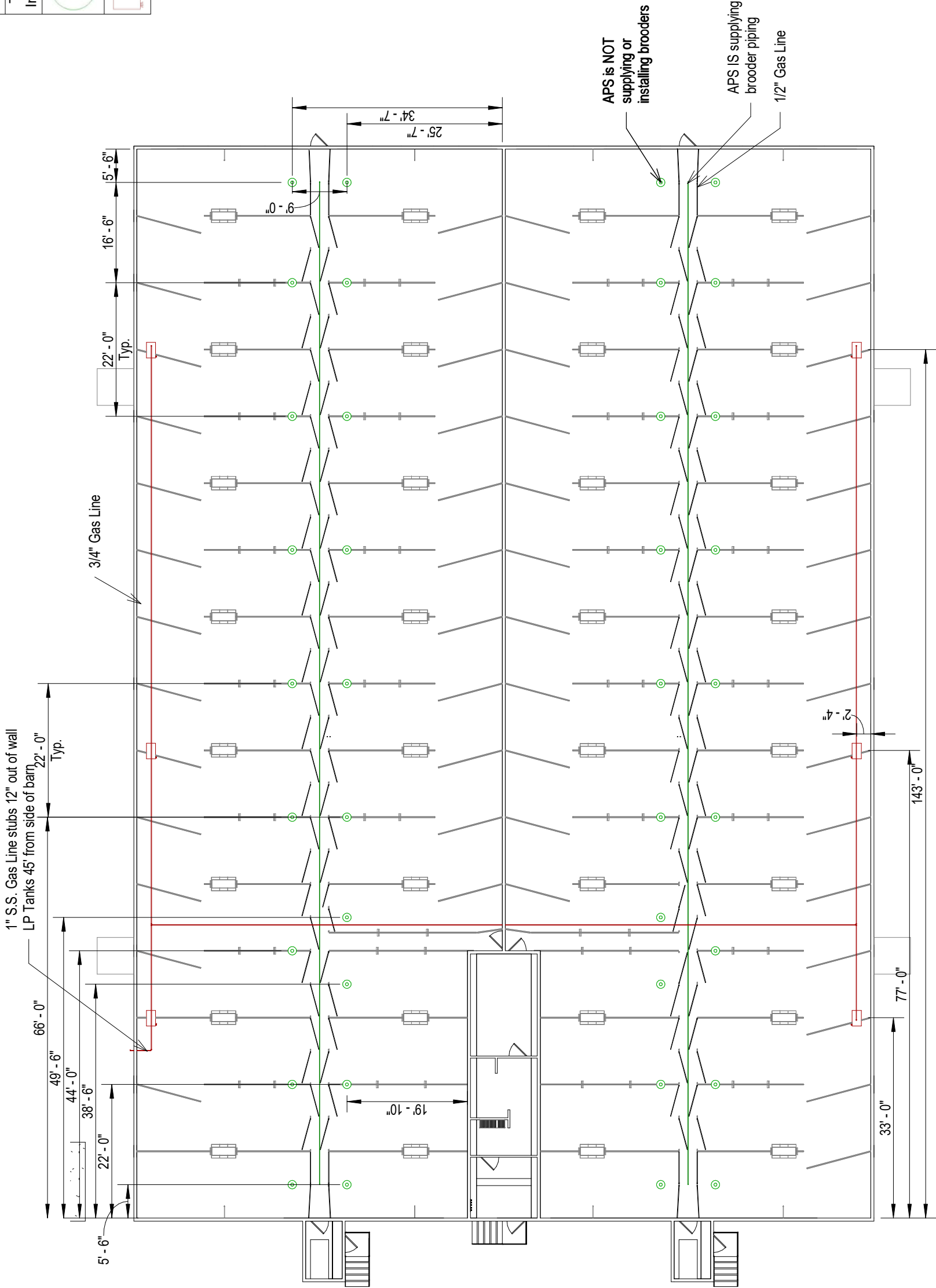
Feed System Schedule		
Type Image	Family	Count
	Bulk Feed Tank 9'	4
	Feed Motor - AP	8
	Finish Feeder - 48 - Crystal Springs	32



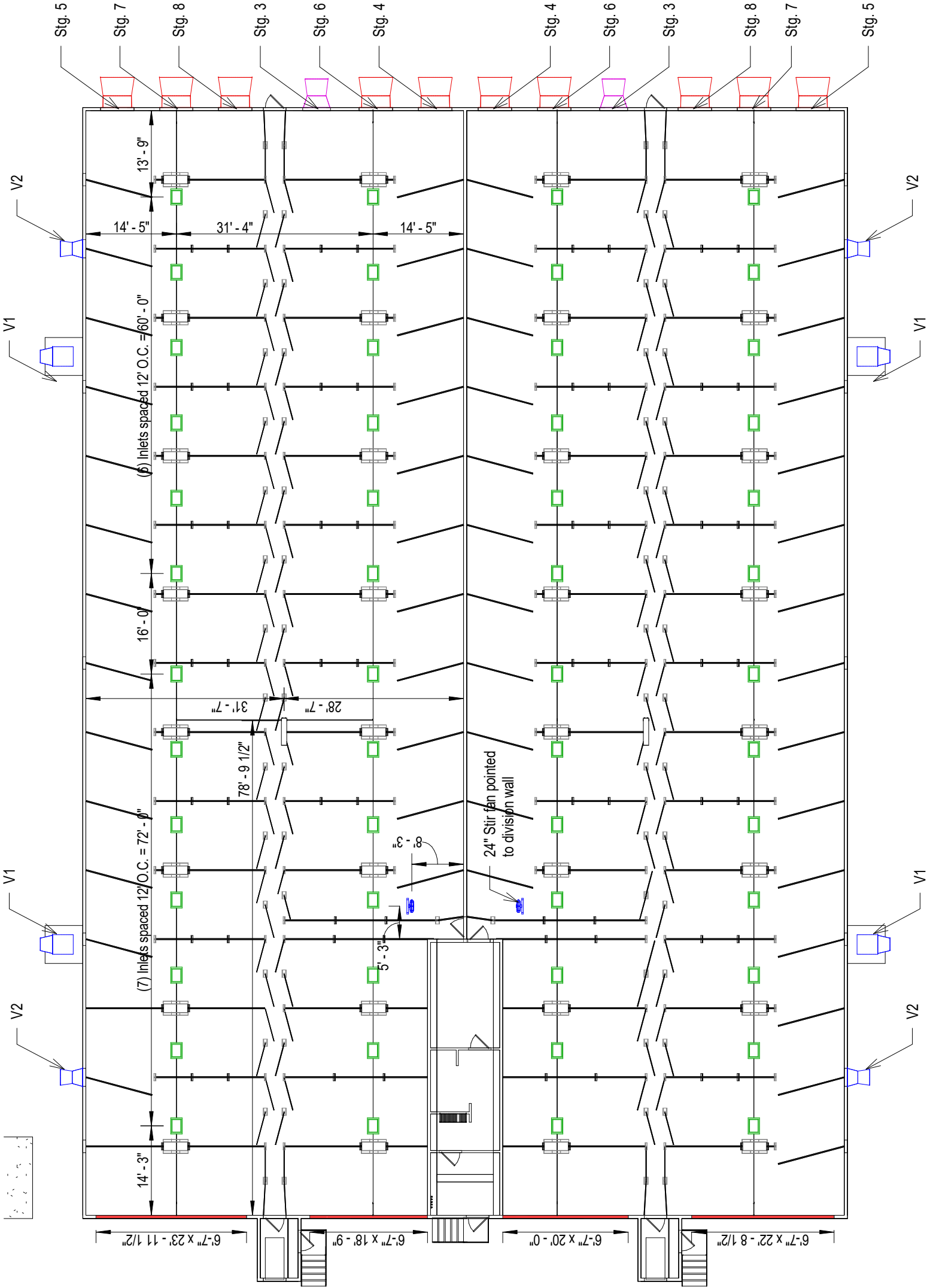
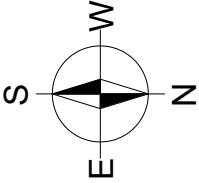
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Feed System Layout		THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.		
Peters Finisher - No Filter		FIN		
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Heater Schedule		
Type Image	Family	Count
	Brooder I17	38
	Heater - 250k - LB White	6

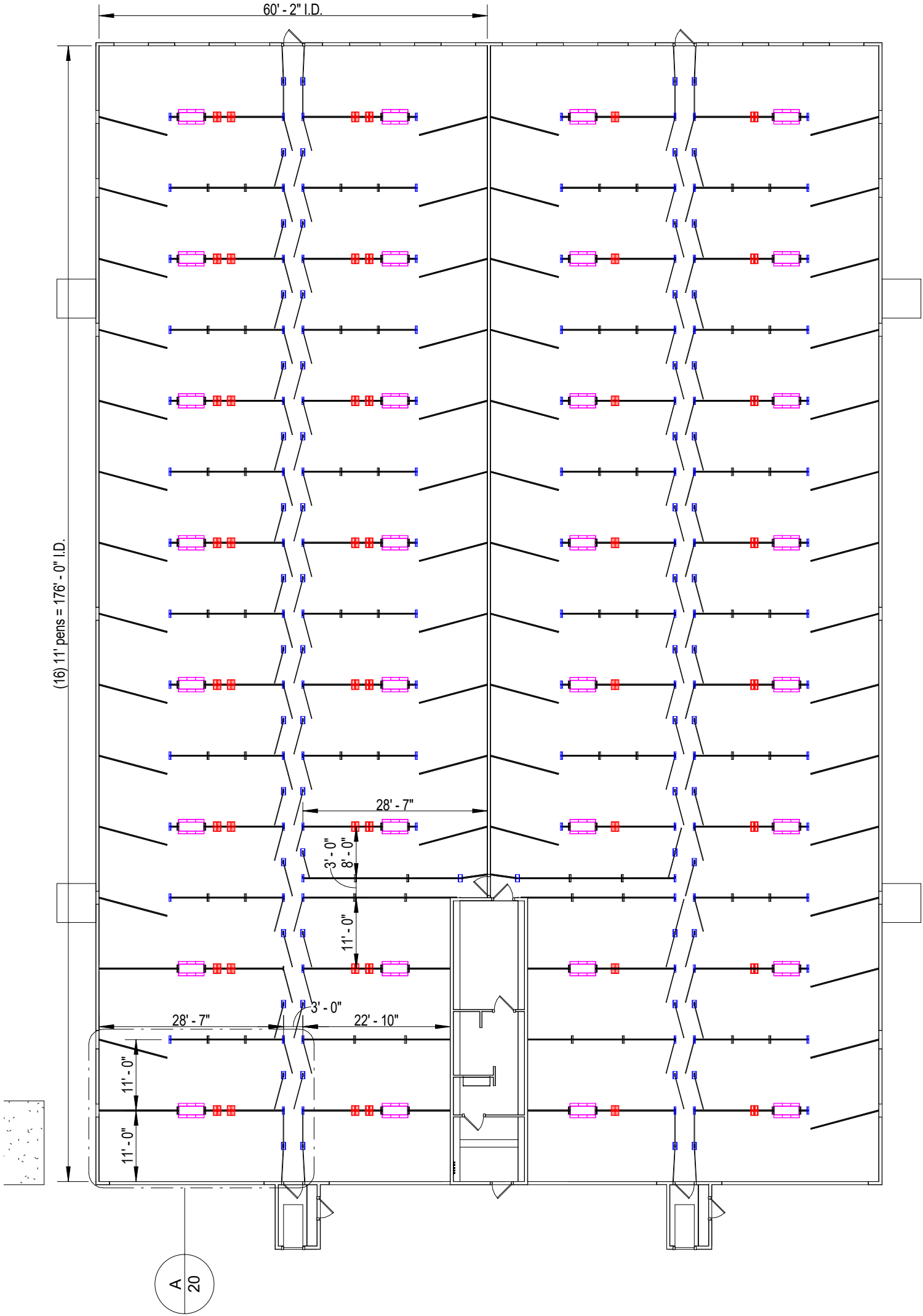
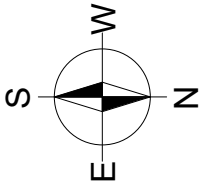


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Heater Layout		THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.		
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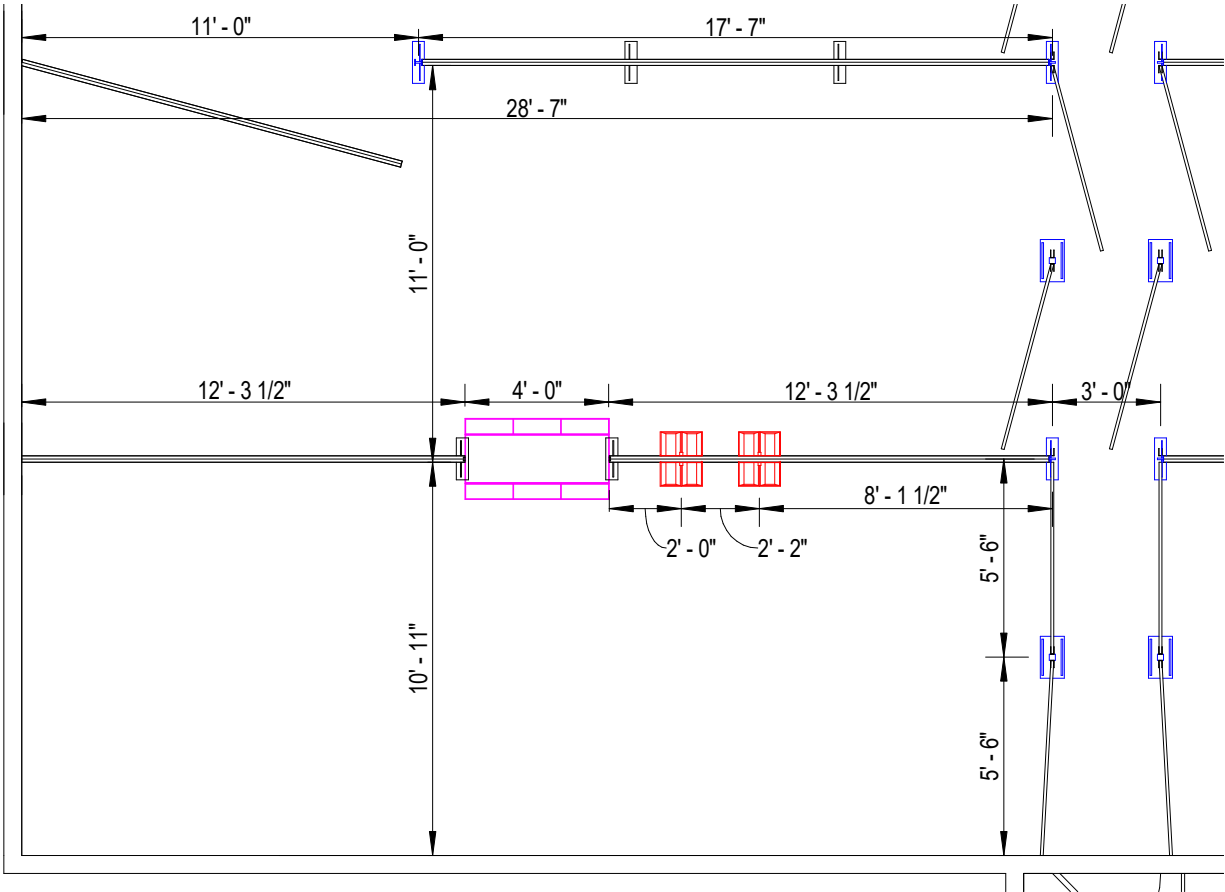


Ventilation Schedule		
Type Image	Family	Count
	24in stir fan	2
	Actuator - 24in - AP	2
	Fan - 24in.- Angled - Performer	4
	Fan - 24in.Wall - AP	4
	Fan - 36in.Wall - AP	2
	Fan - 54in.Wall - AP	10
	Inlet - 4,144 - DL 3232	52

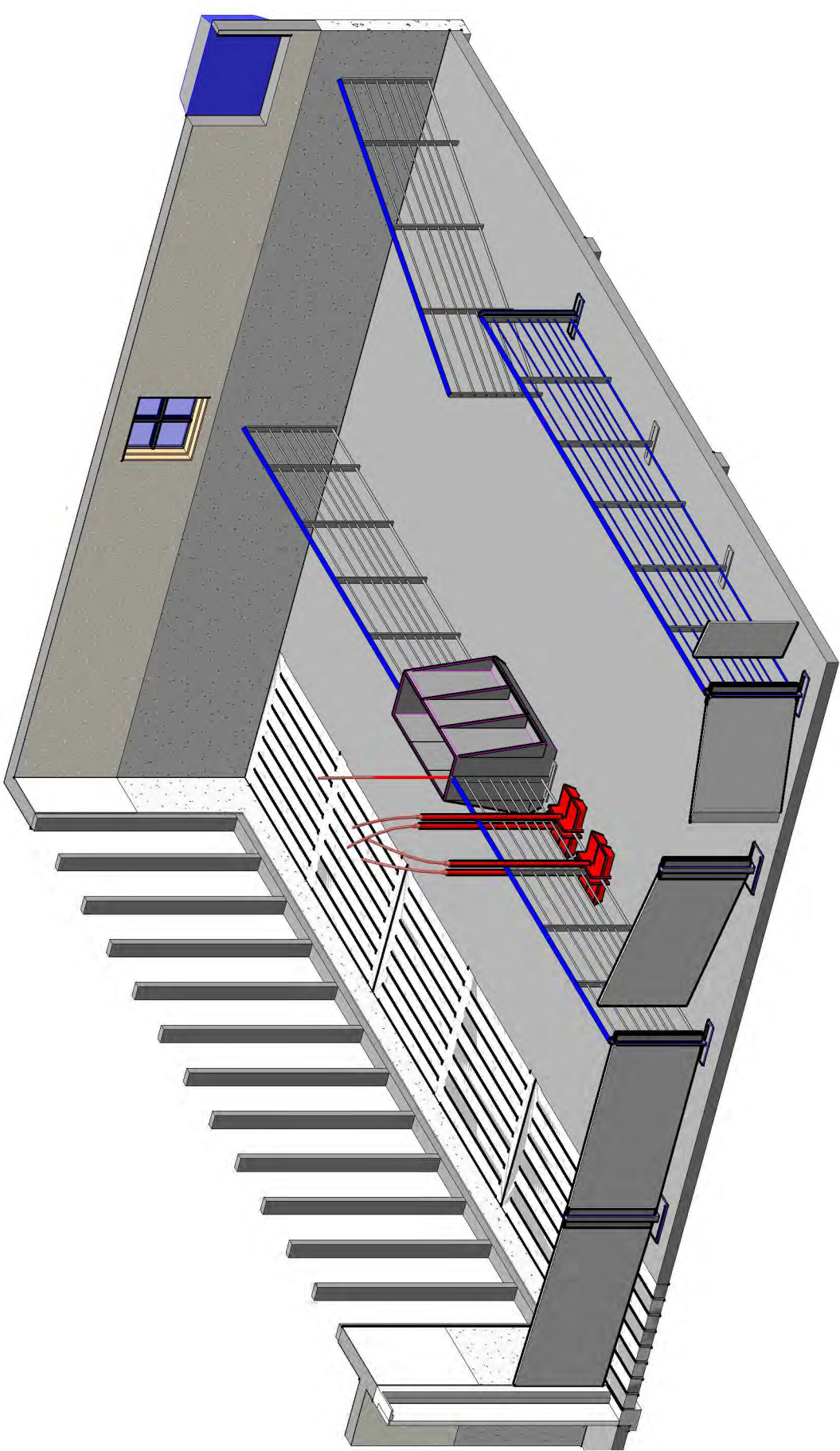
Ventilation Layout Peters Finisher - No Filter	Revision:		
	Revision By: NRT		
	Revision Date: 04/28/23		
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	Owner:		
Contractor:			VT1.0
Drawn: NRT			FIN
Date: 04/18/23			18
Page: 18			



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Gating Layout	THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.		PJM:	
	Peters Finisher - No Filter		Owner:	
			Contractor:	
			FIN	
			GT1.0	

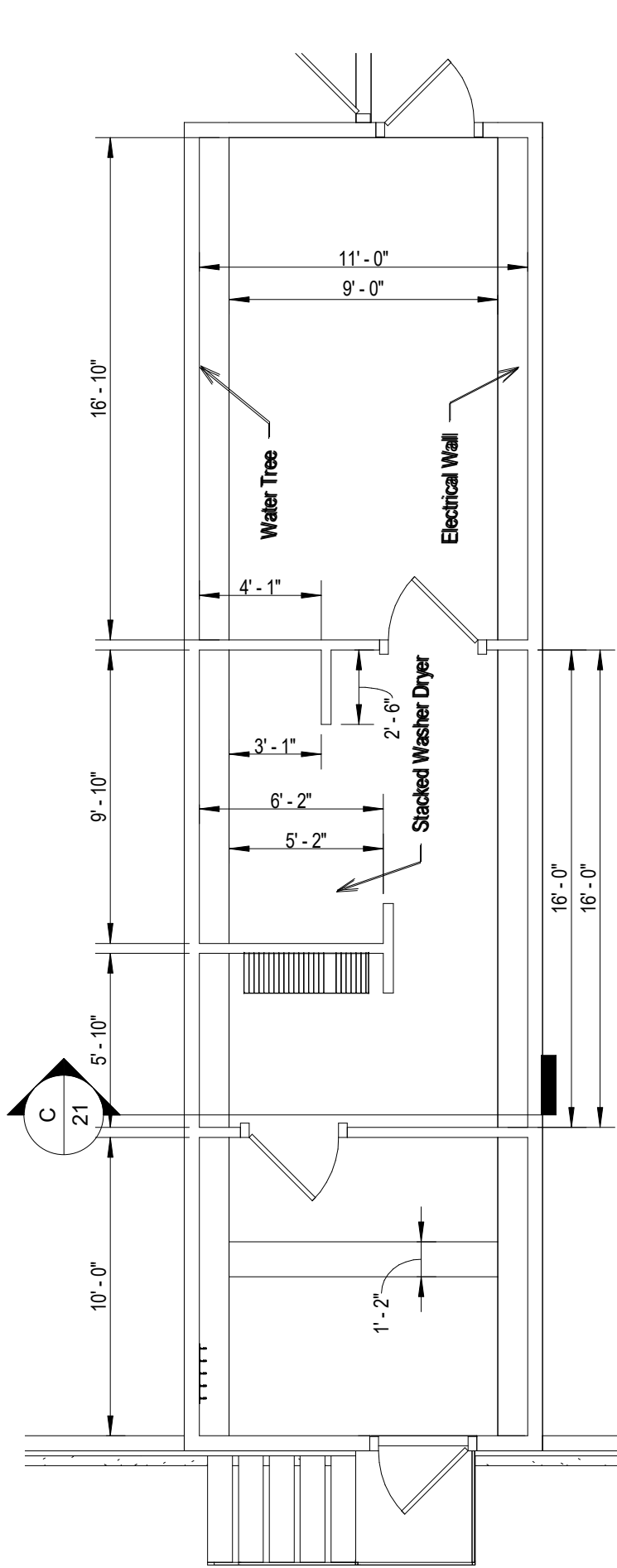
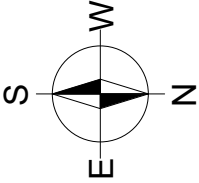


A Pen Section
3/16" = 1'-0"



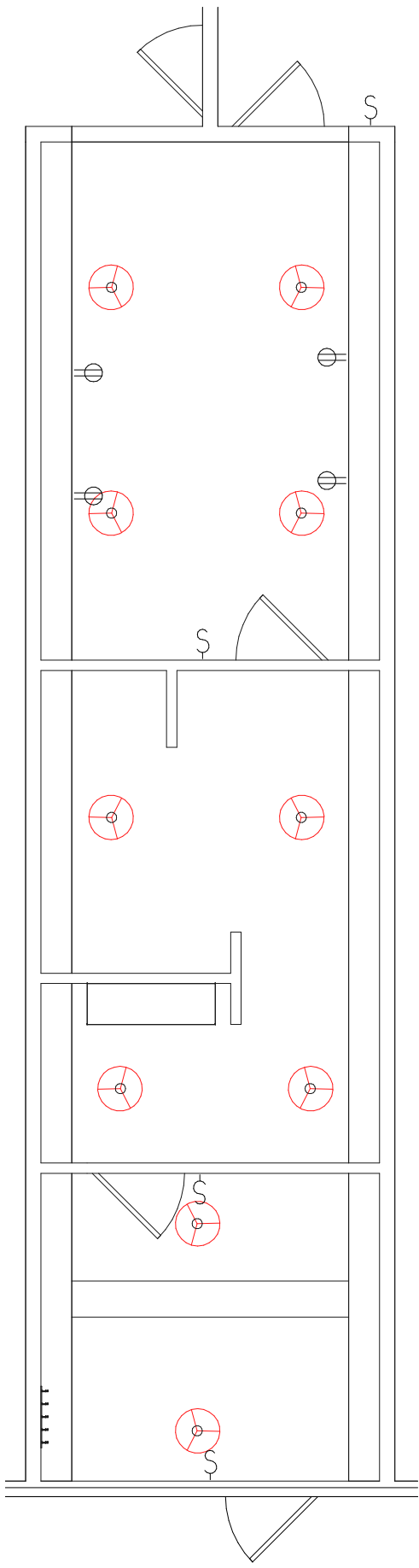
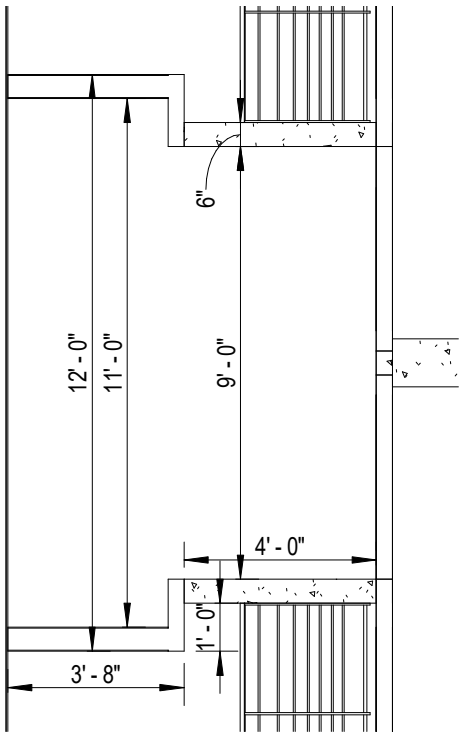
B Gating ISO

	Revision:	Revision By:	Drawn:
		NRT	NRT
		Revision Date:	Date:
	04/28/23	04/18/23	
		Revision Letter:	Page:
		A	20
		PJM:	
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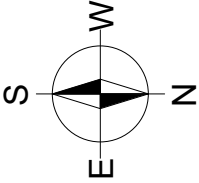
A Office Dimension Plan
3/16" = 1'-0"

C Office Cross-Section
1/4" = 1'-0"



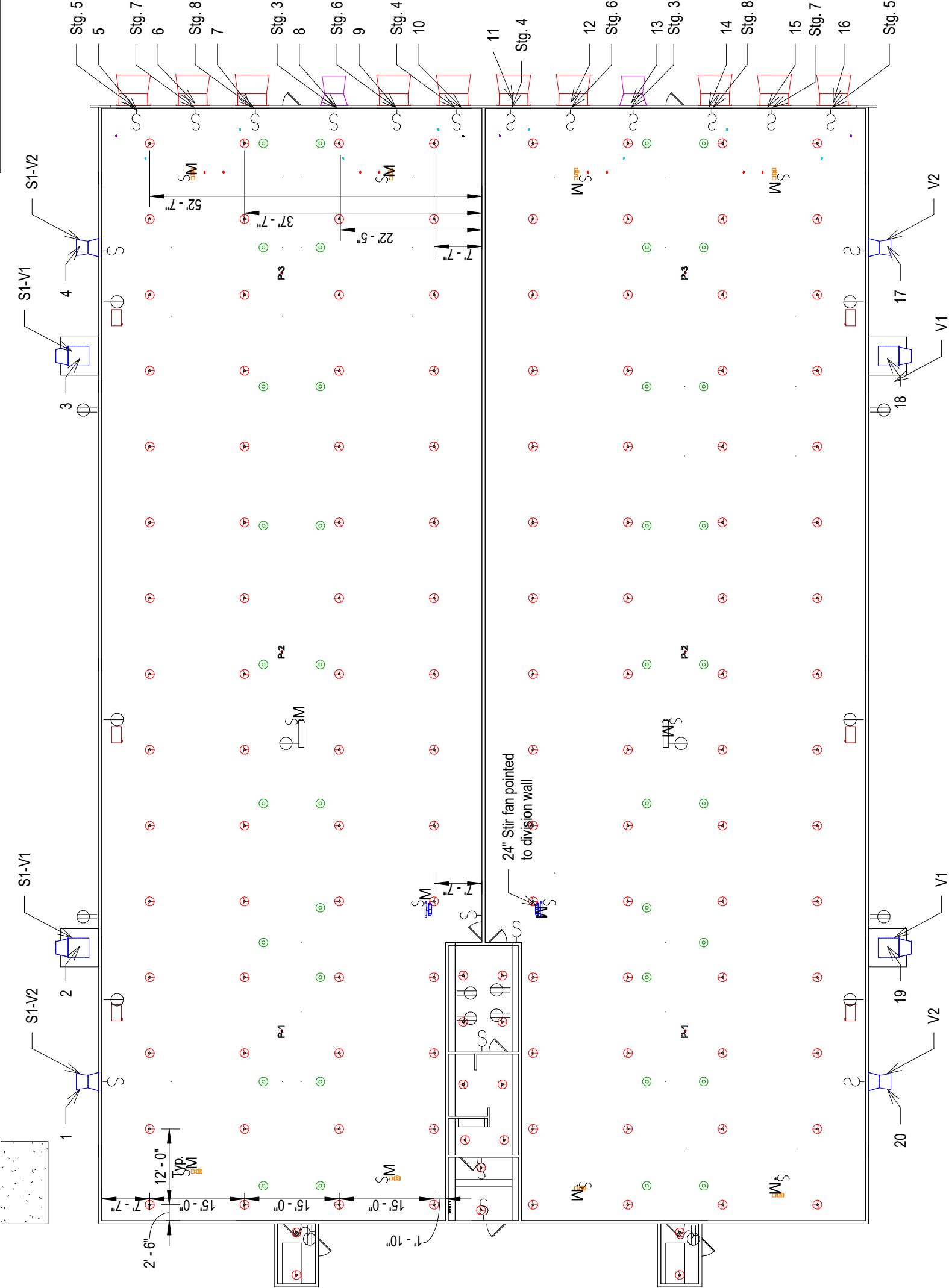
B Office Electrical Plan
3/16" = 1'-0"

		Revision:	Revision By: NRT	Drawn: NRT
			Revision Date: 04/28/23	Date: 04/18/23
			Revision Letter: A	Page: 21
Office Dimensions/Electrical		THIS DRAWING IS PREPARED FOR THE USE OF AG PROPERTY SOLUTIONS AND ITS SUBCONTRACTORS. ANY REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT EXPRESSED WRITTEN CONSENT OF AG PROPERTY SOLUTIONS IS PROHIBITED.		
Peters Finisher - No Filter		PJM: Owner: Contractor:		
		FIN		
		OF3.1		



Lighting Fixture Schedule	
Family	Count
Jelly Jar Light	134

Electrical Fixture Schedule		
Family	Count	Type Image
Brooder I17	38	
Motor Switch	12	
Outlet-Duplex	10	
Outlet-Single	2	
Outlet-Single.0001	6	
Probe - Drop	6	
Switch-Single	23	





AG PROPERTY SOLUTIONS

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Revision Date: 04/18/23

Revision Letter: A

Drawn: NRT

Date: 04/18/23

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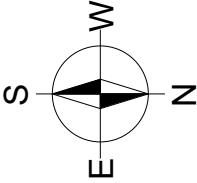
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Electrical Layout

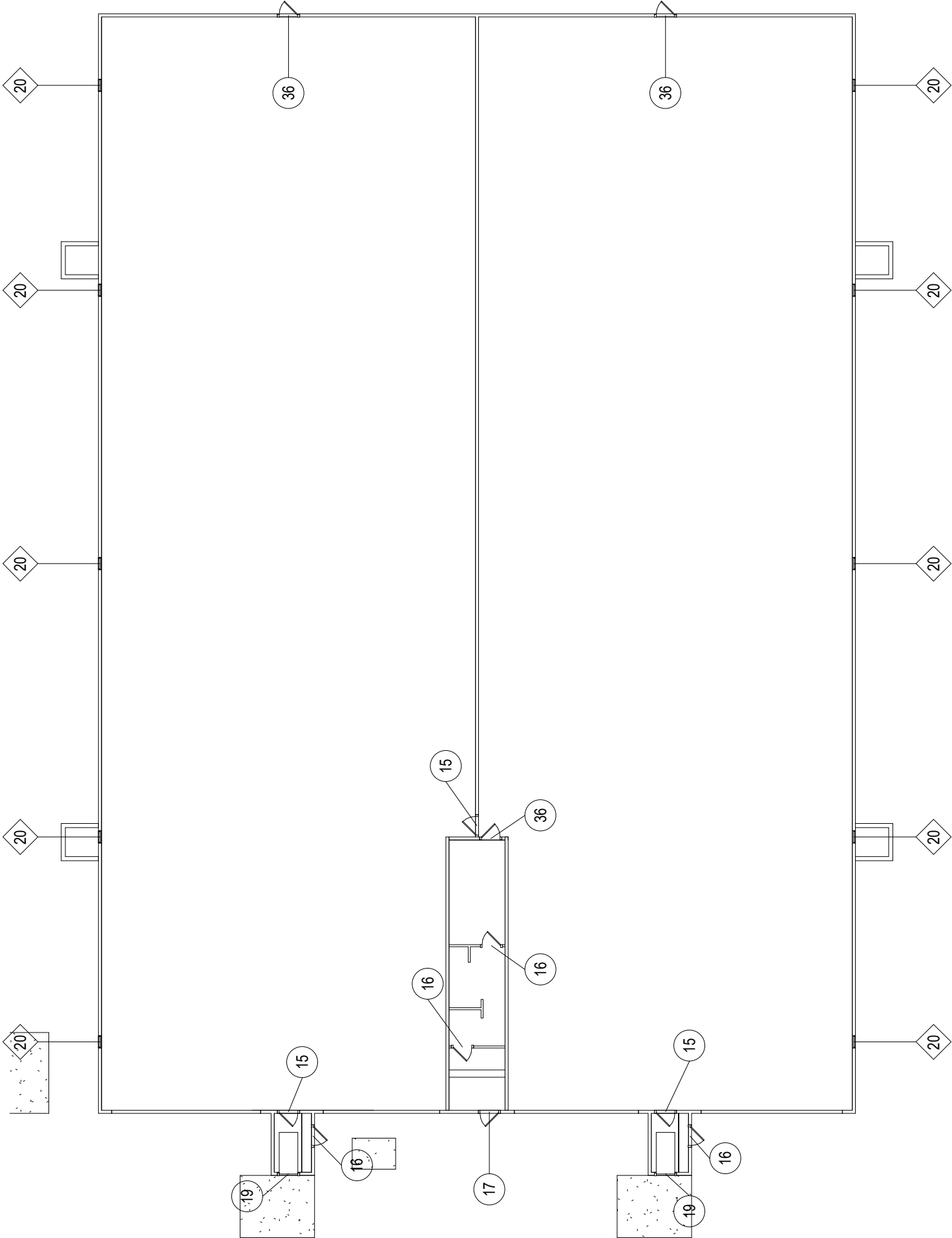
Peters Finisher - No Filter

FIN

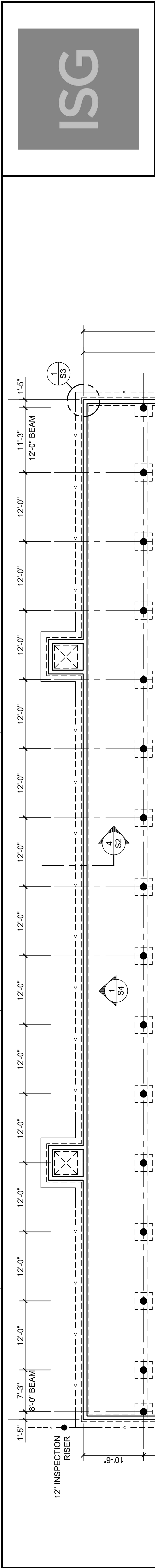
EL1.0



Window Schedule					Door Schedule					
Type Mark	Family	Width	Height	Count	Type Mark	Family	Width	Hardware	Glazing	Count
20	Window-Fixed	2' - 0"	2' - 0"	10	15	Dura-Door - Lite	3' - 0"			3
					16	Plyco - PWST - No Lite	3' - 0"			4
					17	Plyco - 20 - Lite	3' - 0"			1
					19	Top Hinge - Dura-Door - No Lite	3' - 0"			2
					36	SDI - Lite	3' - 0"			3



	Revision:			Revision By:	Drawn:
				NRT	NRT
				Revision Date:	Date:
				04/28/23	04/18/23
				Revision Letter:	Page:
				A	23
			PJM:		
			Owner:		
			Contractor:		
			FIN		
			DL1.0		



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CHUCK PETERS
FINISHER
121'-10" x 177'-4"

41129 STATE HIGHWAY 99
ST. PETER, MN 56082
SE 1/4 SECTION 32 T110N R27W
OSHAWA TWP., NICOLLET CO., MN

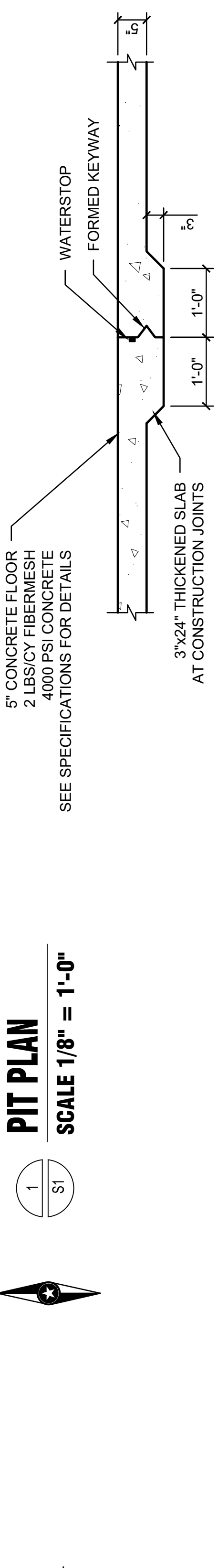
[illegible]

Architectural drawing of a 5-inch concrete floor slab. The drawing shows a plan view of a rectangular slab with dimensions 100'-0" by 177'-4". The slab is supported by a grid of columns. The drawing includes a section view showing the slab thickness of 5 inches. The drawing is labeled "5" CONCRETE FLOOR" and "N".

[illegible]

WALL CONSTRUCTION JOINT DETAIL
SCALE 3/4" = 1'-0"

FLOOR SECTION
SCALE 3/4" = 1'-0"



PIT PLAN

SCALE 1/8" = 1'-0"

1
ST

#4 BARS AT
 12" O.C. VERTICAL
 12" O.C. HORIZONTAL

INSIDE OF PIT

WATERSTOP

EXTEND HORIZONTAL BARS
PAST WALL POUR 24" MINIMUM

5" CONCRETE FLOOR
2 LBS/CY FIBERMESH
4000 PSI CONCRETE
SEE SPECIFICATIONS FOR DETAILS

WATER STOP
FLOOR JOINT

3'x24" THICKENED SLAB
AT CONSTRUCTION JOINTS

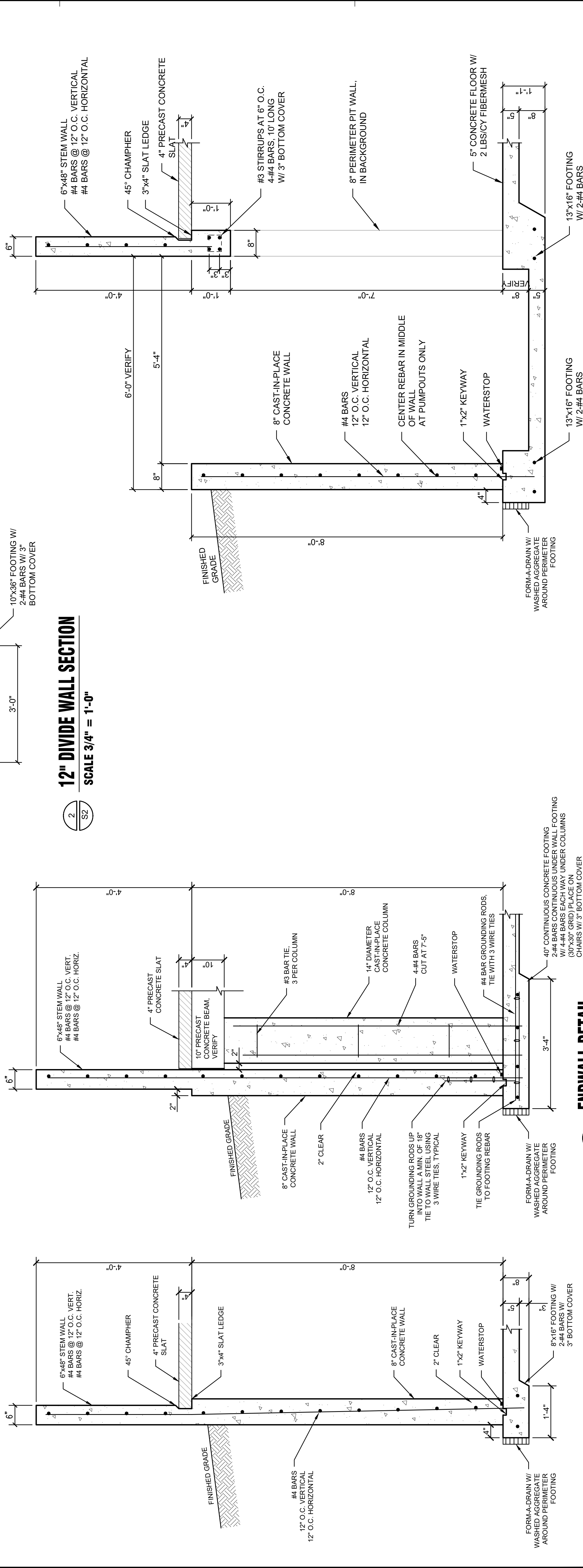
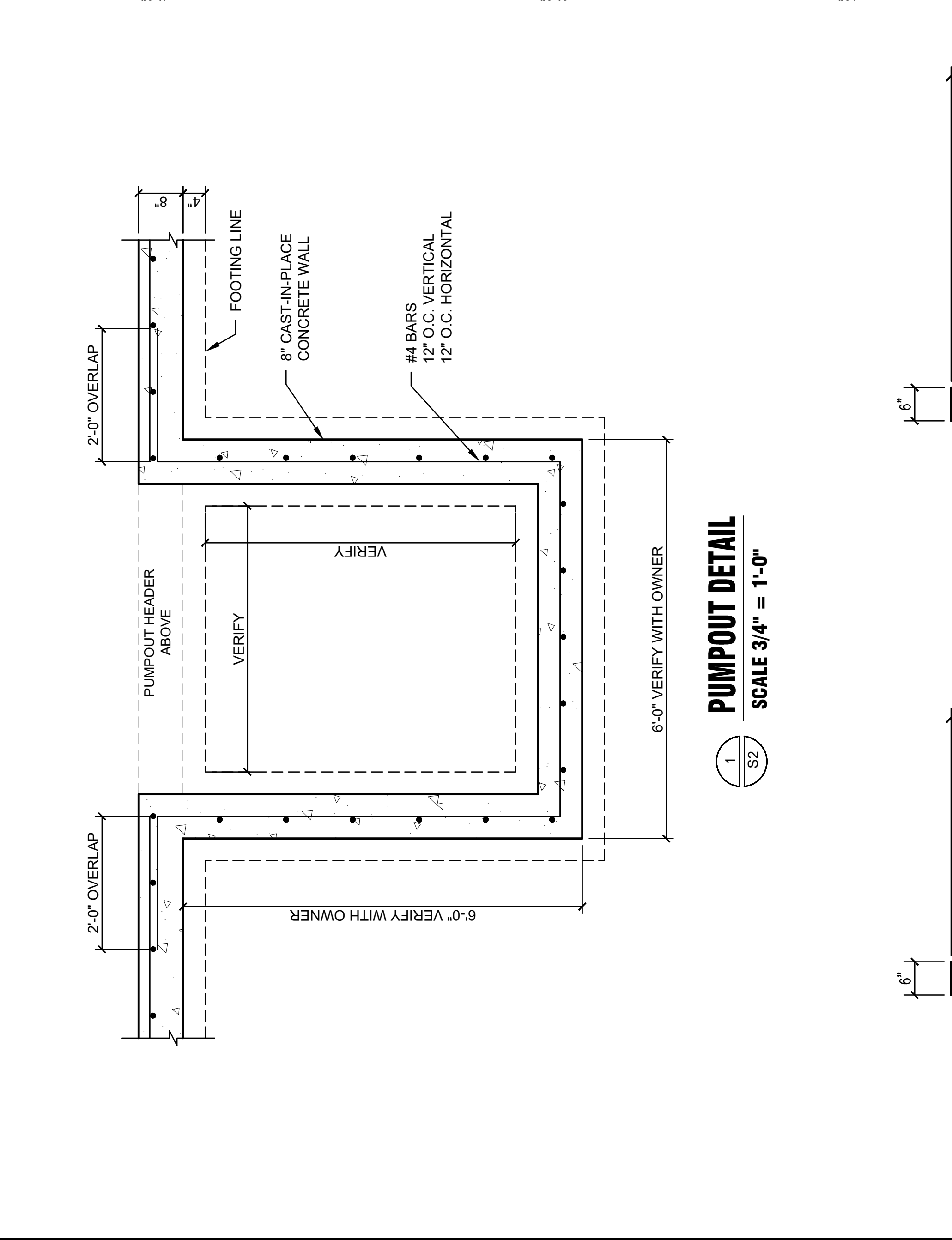
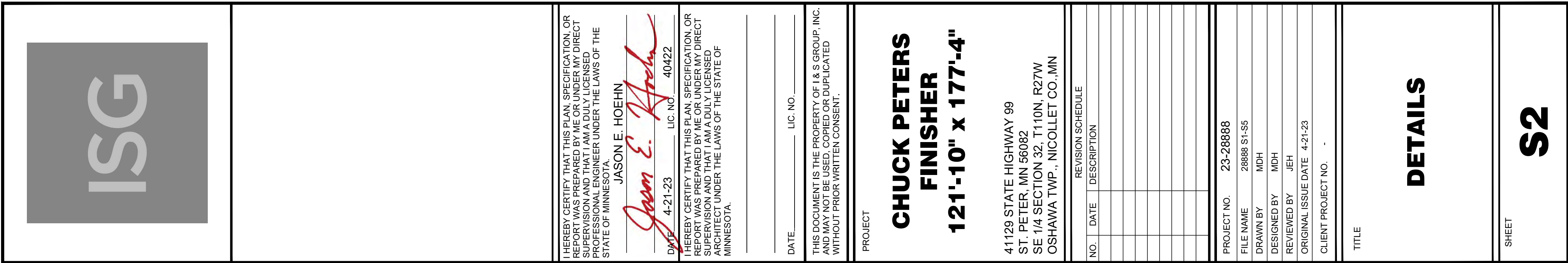
1'-0"
1'-0"

FLOOR SECTION

3
SI

SCALE 3/4" = 1'-0"


WALL CONSTRUCTION JOINT DETAIL
SCALE 3/4" = 1'-0"



NS

SHEET

SCALE 3/4" = 1'-0"

S2

SCALE 3/4" = 1'-0"

STRUCTURAL NOTES

- A. GENERAL
1. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STRUCTURAL NOTES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY CHANGES.
3. IN NO CASE SHALL DIMENSIONS BE SOLED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES:
- a. INTERNATIONAL BUILDING CODE (IBC)
 - b. MINNESOTA STATE BUILDING CODE
 - c. AMERICAN CONCRETE INSTITUTE (ACI)
 - d. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE
- B. DRAIN TILE
1. THE DRAIN TILE SHALL BE HEAVY DUTY PERFORATED POLYETHYLENE TUBING, 4" DIAMETER OR FORM-A-DRAIN.
2. CONNECT THE DRAIN TILE TO AN EXISTING FARM TILE IF AVAILABLE; DISCHARGE TO SURFACE DRAINAGE; OR DRAIN TO A SUMP AND PUMP TO THE SURFACE.
- C. TEMPORARY BRACING AND BACKFILL
1. PROVIDE TEMPORARY LATERAL SUPPORT FOR ALL WALLS WHERE GRADE VARIES ON THE TWO SIDES UNTIL THE PERMANENT STRUCTURAL SUPPORT SYSTEM IS INPLACE.
2. BACKFILL ONLY AFTER THE FLOOR SLATS OR SOLID FLOOR HAS BEEN INSTALLED.
- D. FOOTINGS AND FOUNDATION
1. SOIL BEARING DESIGN VALUE:.....2500 PSF (ASSUMED) ON VIRGIN SOIL OR COMPACTED FILL FOR FOOTINGS.
2. PROTECT FOUNDATION EXCAVATIONS FROM FROST. DO NOT PLACE CONCRETE ON FROZEN GROUND.
3. FOUNDATION EXCAVATION SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER.
4. ANCHOR BOLTS SHALL BE 1/2" DIAMETER WITH 7" EMBEDMENT AND 2-3/4" PROJECTION.
- E. REINFORCED CONCRETE
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF F'c=4000 PSI.
2. WATER CEMENT RATIO SHALL BE 0.45 MAXIMUM.
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE 1
4. COARSE AGGREGATE SHALL BE 3/4" MAX.
5. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
6. SLUMP SHALL BE 6" MAXIMUM.
7. CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 301.
8. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER FOR THE PURPOSE OF INCREASING THE WORKABILITY BUT NOT TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. CALCIUM CHLORIDE SHALL NOT BE USED.

- F. REINFORCING STEEL
1. BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
2. MINIMUM LAP SPICE OF REINFORCING BAR, BASED ON ACI 318, CLASS B, SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
- a. #3 BARS.....15"
 - b. #4 BARS.....20"
 - c. #5 BARS.....24"
 - d. #6 BARS.....30"
 - e. #7 BARS.....36"
 - f. #8 BARS.....42"

3. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING MINIMUM COVER UNLESS NOTED OTHERWISE:
- a. CONCRETE PLACED AGAINST EARTH.....3"
 - b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
 - 1) #6 BARS THROUGH #8 BARS.....2"
 - 2) #5 BARS AND SMALLER.....1 1/2"
 - 3) STIRRUPS & TIES.....1 1/2"
4. ALL REINFORCING STEEL ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN EQUAL BEFORE PLACING CONCRETE.
5. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL WALL REINFORCEMENT
6. ALL LAP SPLICES SHALL BE TIED AT 3 LOCATIONS.
- G. TOLERANCES AND QUALITY CONTROL
1. COLUMN FINISH ELEVATIONS SHALL BE +/- 1/4"
2. WALL ALIGNMENT (HORIZONTAL) SHALL DEVIATE NO MORE THAN 1/4" IN 10' NOR MORE THAN 3/4" OVER THE FULL LENGTH OF THE WALL.
3. WALL BEARING LEDGE ELEVATIONS SHALL BE +/- 1/4" FROM DESIGN ELEVATION IN 10' AND NO MORE THAN 1/2" OVER THE FULL LENGTH OF THE WALL.
4. OVERALL FOUNDATION LENGTH AND WIDTH DIMENSIONS AND DIAGONAL DIMENSIONS SHOULD BE WITHIN 1/2" OF PLAN DIMENSIONS.
5. MINOR HONEYCOMBING SHALL BE REPAIRED ON THE SAME DAY THAT THE FORMS ARE REMOVED. MAJOR HONEYCOMBING (GREATER THAN 1-1/2" DEEP) SHALL BE INSPECTED BY THE ENGINEER AND REPAIRED OR REMOVED AT HIS DIRECTION.
6. TEST CYLINDERS: TAKE THREE (3) TEST CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE PLACED BUT NOT LESS THAN THREE (3) TEST CYLINDERS EACH DAY THAT 10 OR MORE CUBIC YARDS ARE PLACED. KEEP ONE OF EACH THREE CYLINDERS ON THE JOB SITE AND ALLOW TO FIELD CURE. DELIVER 2 OF THE 3 CYLINDERS TO A LICENSED TESTING LABORATORY TO BE CURED AND TESTED AT 7 AND 28 DAYS.
- H. ELECTRICAL GROUND
1. INSTALL REINFORCING BARS AS SHOWN ON THE DRAWING. VERIFY ELECTRICAL GROUND REQUIREMENTS WITH ELECTRICAL CONTRACTOR. NOTIFY ELECTRICAL INSPECTOR FOR INSPECTION PRIOR TO PLACING CONCRETE.
- I. COLD WEATHER CONCRETE
1. WHEN FOR MORE THAN 3 SUCCESSIVE DAYS, THE MEAN DAILY TEMPERATURE DROPS BELOW 40 DEG. F., THE CONTRACTOR SHALL PLACE AND PROTECT THE CONCRETE IN ACCORDANCE WITH ACI 306.
- J. HOT WEATHER CONCRETE
1. WHEN IT IS LIKELY THAT TEMPERATURES BETWEEN 75 DEG. F. AND 100 DEG. F. WILL BE APPROACHED OR EXCEEDED; THAT LOW RELATIVE HUMIDITY IS PRESENT; OR WIND VELOCITY WILL EXCEED 10 MPH, THE CONTRACTOR SHALL PLACE AND PROTECT THE CONCRETE IN ACCORDANCE WITH CHAPTERS 4 & 5 OF ACI 305.
- K. WATERSTOPS
1. WATERSTOP CAN BE BENTONITE/BUTYL RUBBER. EQUAL TO WATERSTOP-RX. ULTRASTOP, SWELLSTOP OR A 4" RIBBED WITH CENTER BULB PVC WATERSTOP. EQUAL TO VINYLEX RCB-4316. WATERSTOP SHALL BE PLACED IN ALL CONSTRUCTION JOINTS ON THE FLOOR AND IN THE PERIMETER WALLS. LOCATION AND NUMBER OF CONSTRUCTION JOINTS ARE TO BE DETERMINED BY THE CONTRACTOR.
- L. FIBERMESH
1. FIBERMESH FIBERS SHALL BE ADDED TO THE CONCRETE MIX AT A MINIMUM RATE OF 2.0 LBS PER CUBIC YARD OF CONCRETE. THE FIBERMESH SHALL BE FIBRILLATED POLYPROPYLENE OLEFIN FIBERS, 3/4" IN LENGTH.

CONSTRUCTION NOTIFICATIONS

NICOLLET COUNTY, CFO

DEANNA BIEHN
507-934-7073

3 DAY PRE CONSTRUCTION NOTIFICATION

THE OWNER SHALL NOTIFY THE MPCA/CFO 3 BUSINESS DAYS BEFORE ANY CONSTRUCTION BEGINS.
DATE OF NOTIFICATION:

3 DAY POST CONSTRUCTION NOTIFICATION

THE OWNER SHALL NOTIFY THE MPCA/CFO WITHIN 3 BUSINESS DAYS FOLLOWING COMPLETION OF CONSTRUCTION, BEFORE BACKFILL.
DATE OF NOTIFICATION:

CONSTRUCTION INSPECTIONS

NOTIFY ISG A MINIMUM OF 24 HOURS PRIOR TO ALL CONCRETE POURS.
PROJECT MANAGER - MATT HUDSON
507-317-2526

NOTES

STEM WALLS:
PIT CONTRACTOR SHALL COORDINATE WITH THE OWNER, BUILDING CONTRACTOR AND EQUIPMENT CONTRACTOR FOR DIMENSIONS OF STEM WALLS AND LOCATIONS OF FAN OPENINGS AND DOOR OPENINGS.

FAN OPENINGS:

PIT CONTRACTOR SHALL COORDINATE WITH THE OWNER, BUILDING CONTRACTOR AND EQUIPMENT CONTRACTOR FOR DIMENSIONS OF FAN OPENINGS, TYPES OF FANS AND LOCATIONS OF ALL FAN OPENINGS

CONCRETE SLATS / NURSERY FLOORING:

PIT CONTRACTOR SHALL COORDINATE WITH THE OWNER, BUILDING CONTRACTOR AND EQUIPMENT CONTRACTOR FOR DIMENSIONS AND LOCATIONS OF SLAT LEDGE AND TYPE OF FLOORING.

PRECAST CONCRETE BEAMS AND SLATS SHALL BE INSTALLED AND GROUTED PRIOR TO BACKFILL OF THE PERIMETER PIT WALLS

NOTES

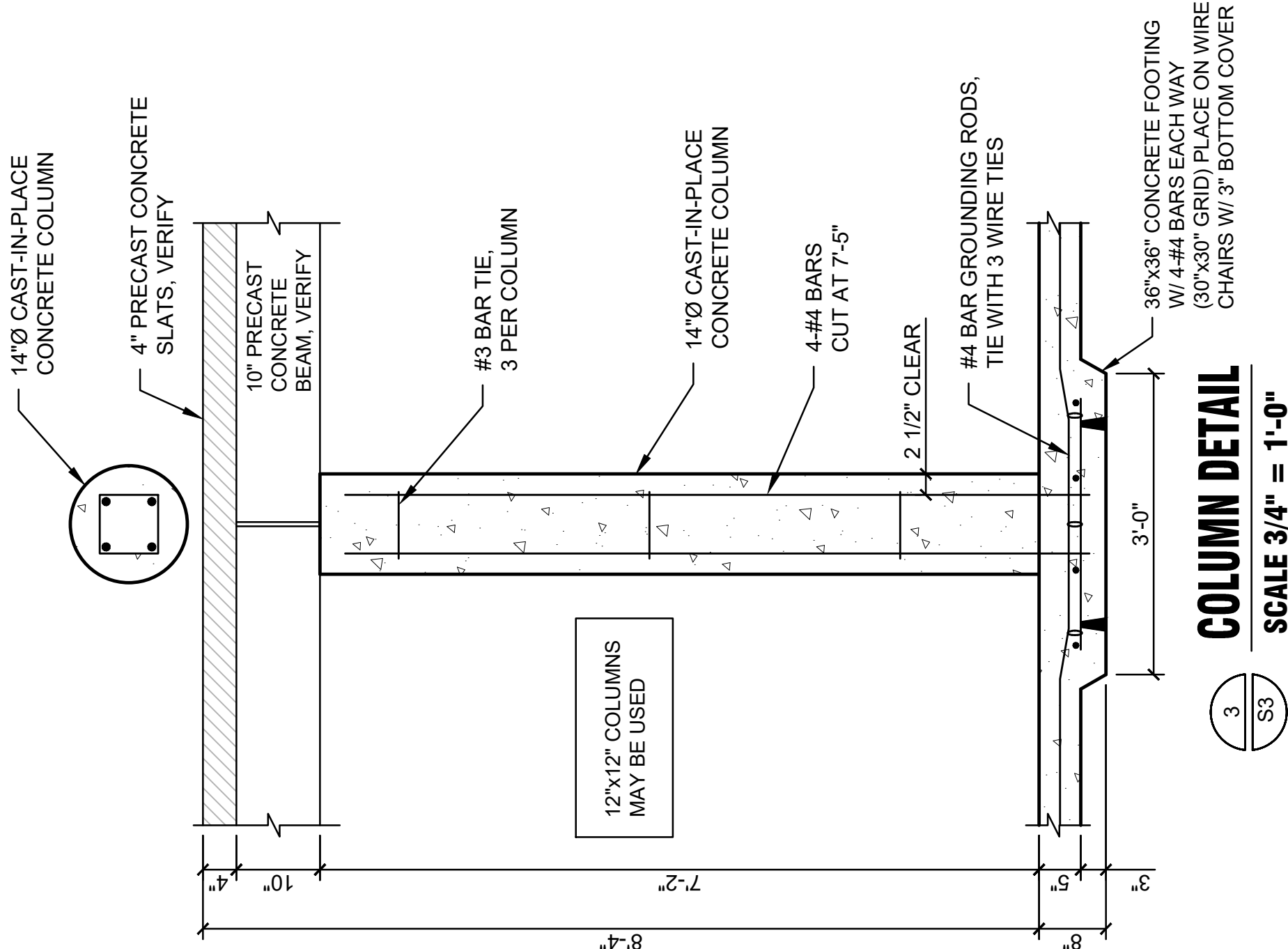
IF AN EXISTING FIELD TILE IS FOUND, THE PERIMETER DRAIN TILE OF THE PIT MAY BE CONNECTED. A 12" INSPECTION RISER IS REQUIRED BETWEEN THE BARN AND THE FIELD TILE. AN INSPECTION RISER IS NOT REQUIRED IF THE TILE DAYLIGHTS ONTO THE SAME PROPERTY AS THE BARN.

WATER SUPPLY LINES, FUEL LINES, ELECTRICAL CONDUIT, OR OTHER EQUIPMENT NOT SOLEY FUNCTIONING AS PART AS PART OF THE MANURE HANDLING OR TRANSFER SYSTEM MUST NOT BE DESIGNED OR CONSTRUCTED TO PENETRATE THE LINER OF THIS LIQUID MANURE STORAGE AREA.

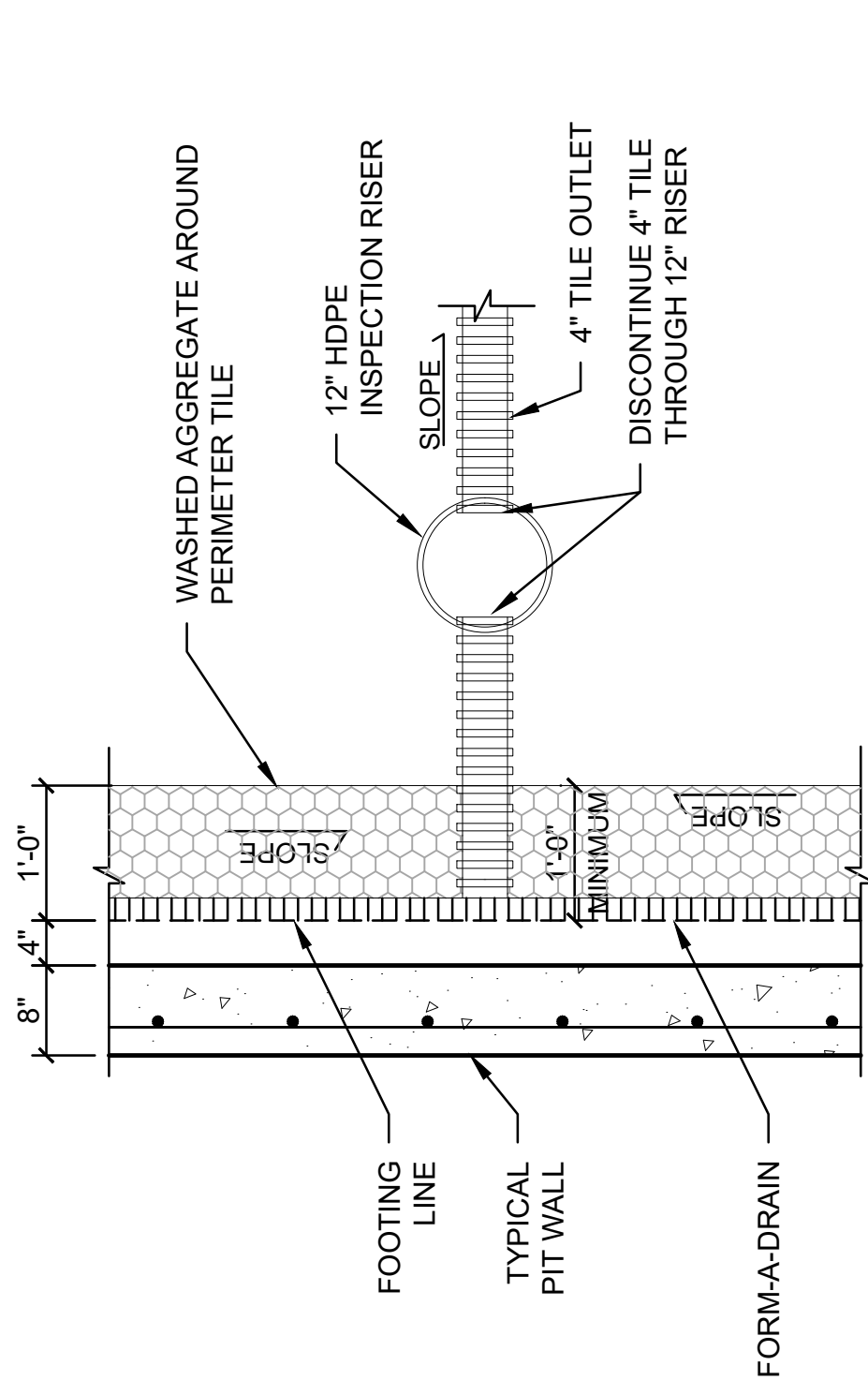
VOLUME OF PIT

8'-0" DEEP PIT
- 1'-3" FREEBOARD

1,059,100 GALLONS - 12 MONTHS



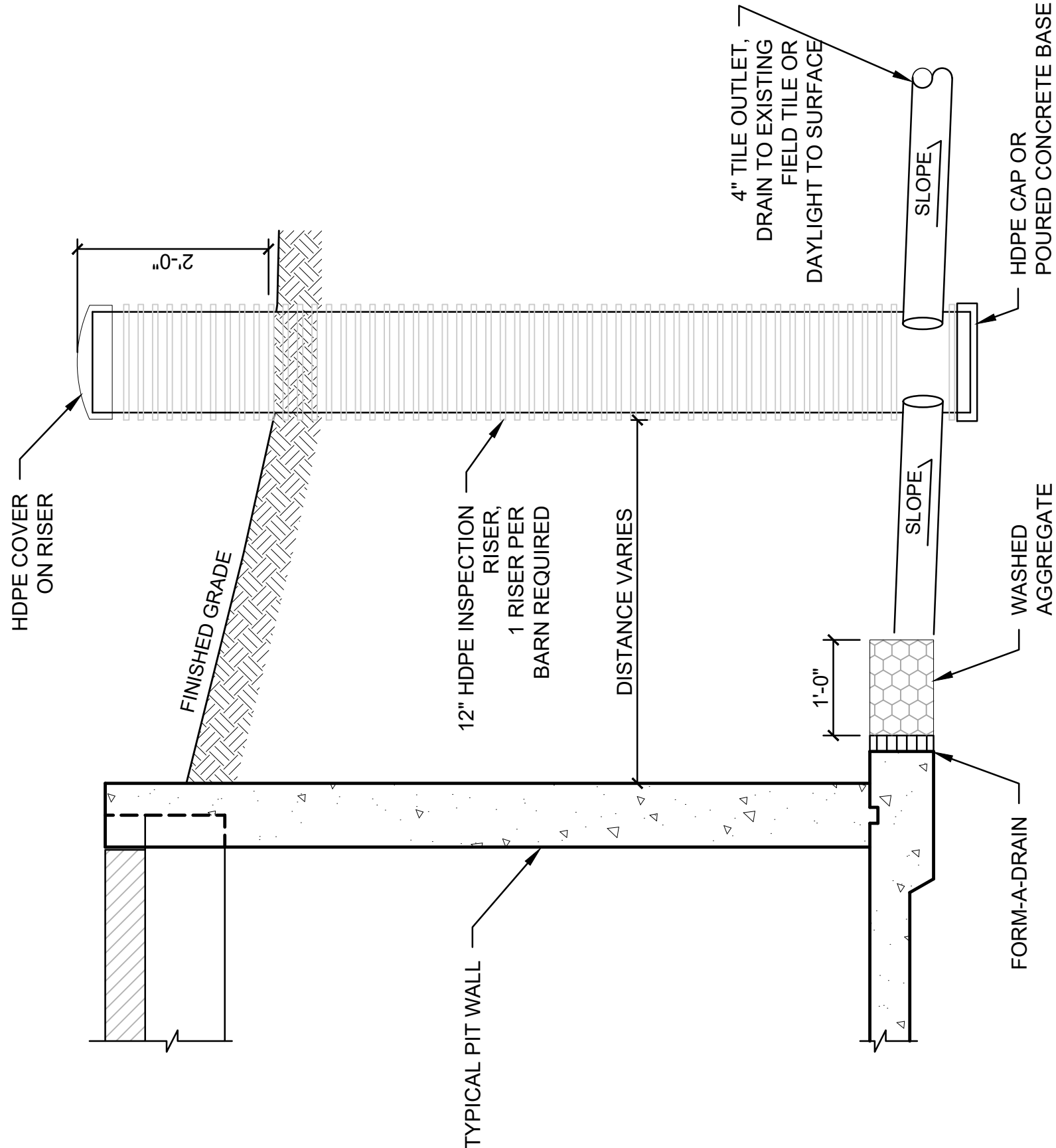
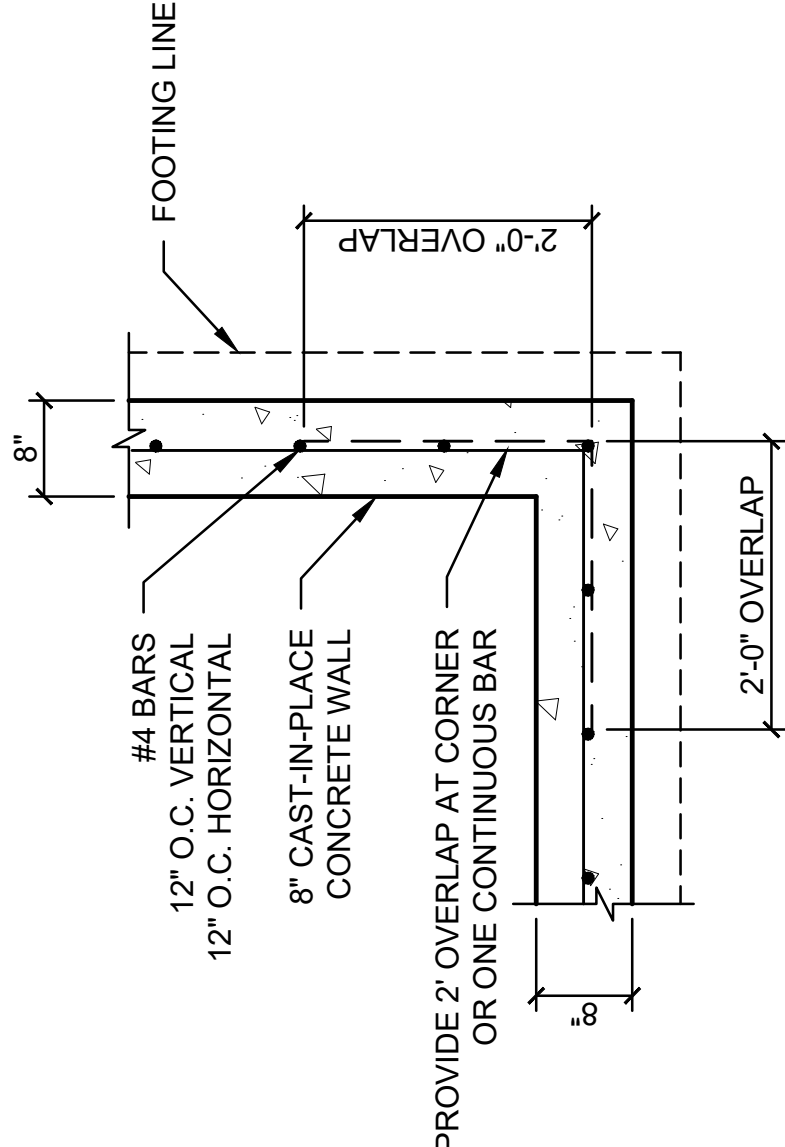
COLUMN DETAIL
SCALE 3/4" = 1'-0"



INSPECTION RISER DETAIL - PLAN VIEW

SCALE 3/4" = 1'-0"

CORNER DETAIL
SCALE 3/4" = 1'-0"



INSPECTION RISER DETAIL - SECTION VIEW

SCALE 3/4" = 1'-0"



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON E. HOEHN
Jason E. HoeHN
DATE 4-21-23 LIC NO. 40422

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC NO. _____

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PROJECT

CHUCK PETERS
FINISHER
121'-10" x 177'-4"

41129 STATE HIGHWAY 99
ST. PETER, MN 56092
SE 1/4 SECTION 32, T110N, R27W
OSHAWA TWP., NICOLLET CO, MN

REVISION SCHEDULE

NO. DATE DESCRIPTION

PROJECT NO. 23-28888

FILE NAME 28888 S1-S5

DRAWN BY MDH

DESIGNED BY MDH

REVIEWED BY JEH

ORIGINAL ISSUE DATE 4-21-23

CLIENT PROJECT NO. -

TITLE

DETAILS

SHEET

S3



HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON E. HOEHN

Jason E. Kohn

DATE 4-21-23 LIC. NO. 40422

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DATE _____ LIC. NO. _____

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PROJECT

**CHUCK PETERS
FINISHER
121'-10" x 177'-4"**

41129 STATE HIGHWAY 99
ST. PETER, MN 56082
SE 1/4 SECTION 32, T110N, R27W
OSHAWA TWP., NICOLLET CO., MN

[illegible]

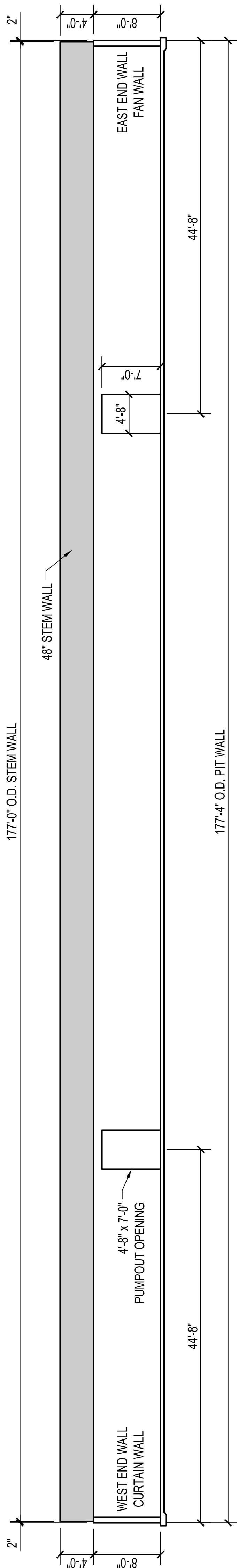
PROJECT NO.	23-28888
FILE NAME	28888 S1-S5
DRAWN BY	MDH
DESIGNED BY	MDH
REVIEWED BY	JEH
ORIGINAL ISSUE DATE	4-21-23
CLIENT PROJECT NO.	-

TITL

STEM WALL SECTIONS

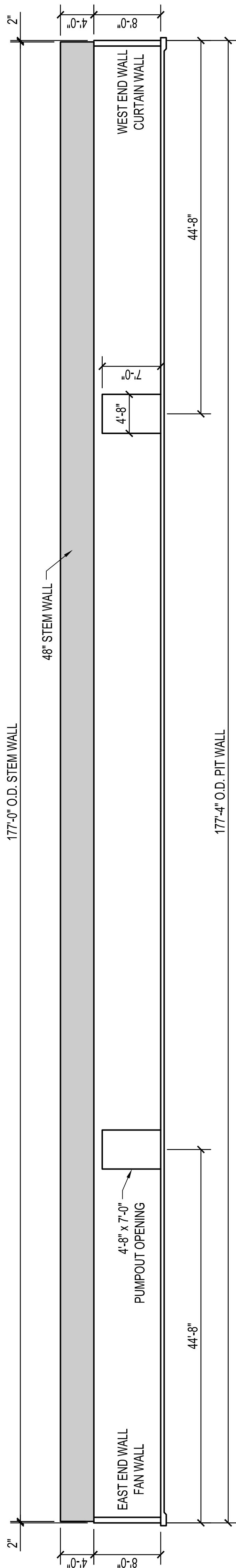
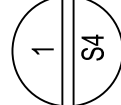
SHEET

4S



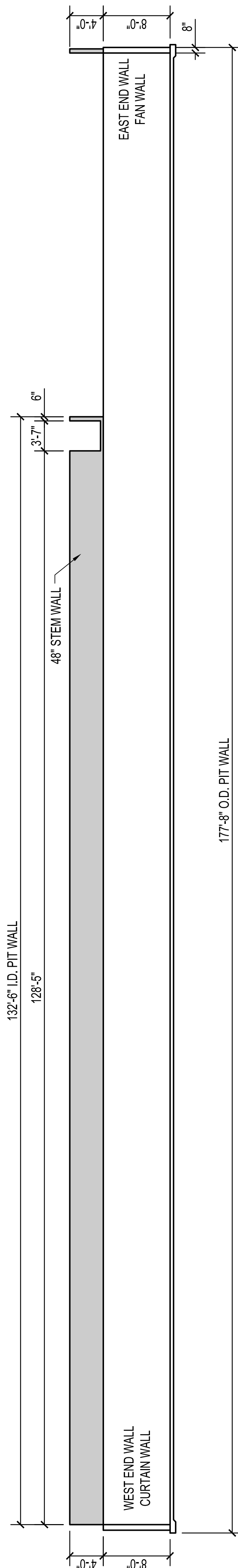
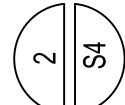
NORTH VIEW PIT WALL

SCALE 1/8" = 1'-0"



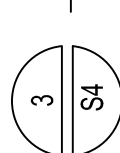
SOUTH VIEW PIT WALL

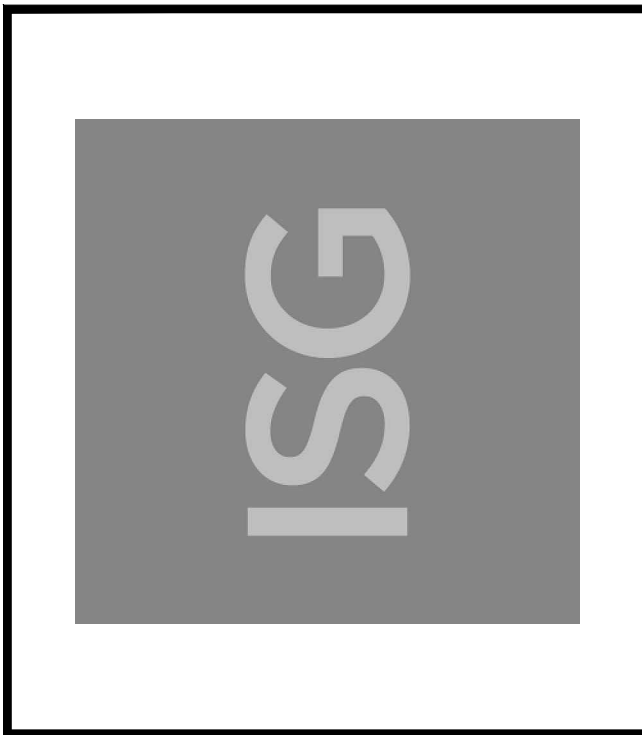
SCALE 1/8" = 1'-0"



CENTER DIVIDE WALL

SCALE 1/8" = 1'-0"





DATE 4-21-23 LIC. NO. 40422

JASON E. HOEHN
Jason E. Hoehn
 DATE 4-21-23 LIC. NO. 40422

DATE: 4-21-23 LIC. NO.: 40422

DATE 4-21-23 LIC. NO. 40422

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DATE _____ LIC. NO. _____

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PROJECT

**CHUCK PETERS
FINISHER
121'-10" x 177'-4"**

41129 STATE HIGHWAY 99
ST. PETER, MN 56082
SE 1/4 SECTION 32, T110N, R27W
OSHAWA TWP., NICOLLET CO., MN

[illegible]

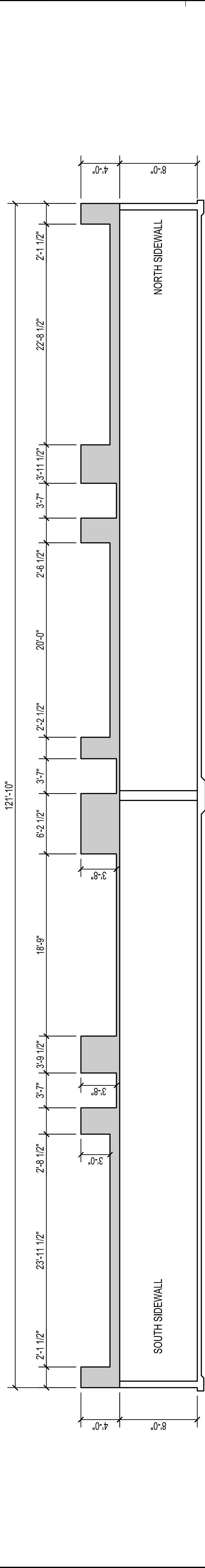
PROJECT NO.	23-28868
FILE NAME	28868 S1-S5
DRAWN BY	MDH
DESIGNED BY	MDH
REVIEWED BY	JEH
ORIGINAL ISSUE DATE	4-21-23
CLIENT PROJECT NO.	-

TITLE

STEM WALL SECTIONS

SHEET

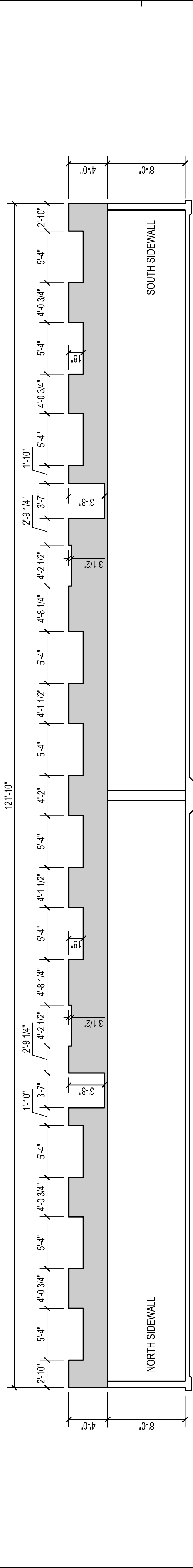
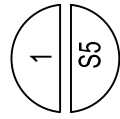
SS



ALL DIMENSIONS ARE TO
EDGES OF CONCRETE

WEST ENDWALL - STEMWALL DETAIL

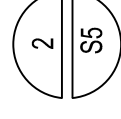
SCALE 3/16" = 1'-0"



ALL DIMENSIONS ARE TO
EDGES OF CONCRETE

EAST ENDWALL - STEMWALL DETAIL

SCALE 3/16" = 1'-0"



**Animal feedlot or manure
storage area permit application
CSF and Interim Permit Program**

Doc Type: Permit Application

Applicability: Use this form to obtain, modify, or extend the term of a construction shortform (CSF) or interim permit when a feedlot meets both of the following:

- The feedlot is located in a delegated county.
 - Map of delegated counties: <https://www.pca.state.mn.us/sites/default/files/wq-f1-12.pdf>
- The feedlot does not meet or exceed a federal large Concentrated Animal Feeding Operation (CAFO) threshold.
 - Table of large CAFO thresholds: https://www3.epa.gov/nepdes/pubs/sector_table.pdf

All other feedlots must use the MPCA online permit application service available at: <https://webapp.pca.state.mn.us/services/login/>. After completing and signing this form, submit it and any required enclosures to the County Feedlot Officer (CFO).

Keep a copy of this application form and all submittals for your records.

I. Permit type and reason for application

Feedlot Registration Number: _____

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

- ☒ Construction Short Form ☐ Interim (correcting a pollution hazard)

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

- ☒ New Permit
(No existing CSF or interim permit)
- ☐ Permit Modification
(Changes to sites with an existing CSF or interim permit)
- ☐ Permit Extension - Current CSF or Interim Permit number: _____
(Work not completed prior to permit expiration)

For extension requests only - Indicate below the reason(s) the work may not be completed prior to permit expiration

Estimated amount of time required to complete the work: _____ ☐ days ☐ months

Note: The length of the extension is limited to 24 months for CSF permits and 90 days for interim permits

Note: When the notice to neighbors and property owners is required the content of the notice must include the date the original permit was issued and the new proposed completion date as well as the normally required information.

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: Chuck PetersAddress: 41129 State Hwy 99City: St. PeterState: MNPhone: 507-931-1828Zip: 56082Email: petersfamilyfarm2@gmail.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 addressSite Name: Peters Finishing☐ Facility is a MN Ag Water Quality Certified Farm (MAWQCP)

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

Street: _____

City: _____

State: MN

Phone: _____

Zip: _____

Contact person for day-to-day activitiesName: Nick PetersStreet: 41129 State Hwy 99City: St. PeterState: MN

Phone: _____

Zip: 56082Cell phone: 507-381-5256Email: petersfamilyfarm1@gmail.com

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

IV. Facility location

County: Nicollet

Township name: Oshawa

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 110 @ 109 N	R 28 @ 27 W	32	SE 1/4	SE 1/4

V. 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?
(sinkholes, caves, disappearing springs, resurgent springs, karst windows, dry valleys, or blind valleys) ☐ Yes ☒ No

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 a well: ☐ Yes ☒ No

If Yes, complete a. and b. below:

- a. What is the shortest distance from a well to any animal holding area? _____ ft.

What is the shortest distance from a well to any manure storage area? _____ ft.

- b. Indicate if the well is any of the following types:

- ☐ 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)

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

Mandatory environmental review is required for the addition of 1,000 or more animal units (AU) at any facility. This threshold is reduced to 500 AU in "sensitive areas". 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 two or more projects located in the same geographic area and constructed 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.

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? _____ 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.

VII. Animal numbers and animal unit (AU) calculation

Complete the table below to identify the **maximum** number of animals housed at that 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.

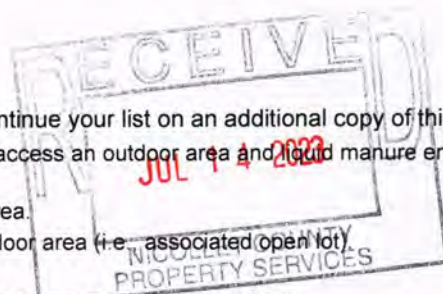
1. Animal type	2. Animal unit factor	Current facility capacity		Final facility capacity (Current +/- Changes)	
		3. Head count	4. Animal units = column 2 x column 3	5. Head count	6. Animal units = column 2 x column 5
A. Dairy cattle					
Mature cow (milked or dry) over 1,000 lbs.	1.4				
Mature cow (milked 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				
Between 55 and 300 lbs.	0.3			2480	744
Under 55 lbs.	0.05				
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			Current AU capacity		Final AU capacity
Add all numbers in column 4 for Current AU total					
Add all numbers in column 6 for Final AU total					744

VIII. Animal holding areas

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

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

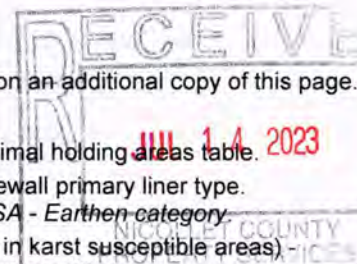
- Total confinement barn with underfloor pit** - A barn where animals cannot access an outdoor area and liquid manure enters storage directly beneath the floor. This includes "shallow pits" or "pull plugs".
- Total confinement barn** - A barn where animals cannot access an outdoor area.
- Partial confinement barn** - A barn where animals can directly access an outdoor area (i.e., associated open lot).
- Open lot** - An uncovered area where animals are housed outdoors.
- Individual animal housing area** - A structure that houses only one animal at a time (i.e., calf huts/hutches).
- Working-Sorting-Hospital area** - A structure or area, covered or uncovered, where animals temporarily enter during load-out or load-in events or when additional care is needed to address medical issues with the animal.
- Milk parlor-Holding area** - A structure or area where animals temporarily enter prior to or during milking.



Animal holding area ID	List each animal holding area in a separate column Use the far right column for non-rectangular holding areas						Non-Rectangular
Facility Site Sketch ID (i.e., #1, A, Barn 1)	1						
Status: (check one box only)	☒ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed
Proposed - not permitted previously or permitted but not yet operational	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing
Existing - current operational component	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating

Type of animal holding areas	List approximate holding area dimensions in feet (If non-rectangular, use the far right column and list surface area)						Non-Rectangular (Surface Area)
	Length X Width	Length X Width	Length X Width	Length X Width	Length X Width	Length X Width	
Total confinement barn with underfloor pit	122 X 177	X	X	X	X	X	sq. ft
Underfloor pit maximum depth (ft)	Pit Depth: 8	Pit Depth:	Pit Depth:	Pit Depth:	Pit Depth:	Pit Depth:	
Underfloor pit volume (gal)	1,059,100gal	gal	gal	gal	gal	gal	gal
Total confinement barn	X	X	X	X	X	X	sq. ft
Partial confinement barn	X	X	X	X	X	X	sq. ft
Associated open lot dimensions (list area for non-rectangular lots)	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft	sq. ft
Open lot	X	X	X	X	X	X	sq. ft
Individual animal housing area (i.e., calf huts/hutches that house one animal)	X Quantity:	X Quantity:	X Quantity:	X Quantity:	X Quantity:	X Quantity:	sq. ft
Working-Sorting-Hospital area	X	X	X	X	X	X	sq. ft
Milk parlor-Holding area	X	X	X	X	X	X	sq. ft
Other buildings for animal husbandry	X	X	X	X	X	X	sq. ft

Animal numbers	Indicate the maximum capacity (number of animals) of each animal holding area 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.						
Swine between 55 and 300 lbs.	2480					
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.						
Other:						



IX. Liquid Manure Storage Areas (LMSA)

Complete the table below for all your LMSAs based upon liner type. If needed, continue your list on an additional copy of this page.

Additional Instructions:

1. **Do not list below barn LMSAs in this table** – This information has been captured in the animal holding areas table.
2. LMSAs with more than one liner type - List this LMSA in the category that represents the sidewall primary liner type.
For example: a LMSA with a concrete floor and earthen sidewalls should be listed in the LMSA - Earthen category.
3. LMSAs with dual liners, which is a primary liner underlain by a secondary liner (typically only in karst susceptible areas) - List the LMSA in the category that represents the primary liner; which is, the liner in direct contact with the manure.
For example: a HDPE plastic lined LMSA underlain by a compacted clay liner should be listed in the LMSA - Synthetic category.
4. Use the two right columns for circular and other non-rectangular shapes.

LMSA ID	List each LMSA in a separate column					Circular	Non-Rectangular
Facility Site Sketch ID							
Status: (check only one)	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed
See animal holding area table for definitions	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing
	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating

Type of LMSA Liner	List approximate LMSA dimensions in feet (If non-rectangular, use the appropriate column and list diameter or surface area)						Non-Rectangular (Surface Area)
Do not list below barn LMSAs	Length X Width	Length X Width	Length X Width	Length X Width	Length X Width	Circular	
LMSA - Earthen	X	X	X	X	X	Diameter:	sq. ft
Maximum depth (ft)	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:
LMSA - Concrete	X	X	X	X	X	Diameter:	sq. ft
Maximum depth (ft)	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:
LMSA - Synthetic ^a	X	X	X	X	X	Diameter:	sq. ft
Maximum depth (ft)	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:
LMSA - GCL ^b	X	X	X	X	X	Diameter:	sq. ft
Maximum depth (ft)	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:
LMSA - Steel tank ^c	X	X	X	X	X	Diameter:	sq. ft
Maximum depth (ft)	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:
LMSA - Other	X	X	X	X	X	Diameter:	sq. ft
Maximum depth (ft)	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:	Depth:

List the LMSA volume in gallons							
Volume of LMSA (gal)							

- a. Synthetic liners include all plastic or rubber liners (HDPE, EPDM, LDPE, LLDPE, PVC, etc.).
- b. GCL refers to all types of geosynthetic clay liners where bentonite clay is confined between two synthetic membranes (i.e., bentomat®).
- c. Steel tank refers to above ground steel tanks including those with concrete floors (i.e., slurystore®).

X. Other Facility Components

Complete the table below for the following facility components. If needed, continue your list on an additional copy of this page.

1. **Permanent Stockpile** - An area where solid manure is stored or processed. Do not list temporary stockpiles
2. **Feed Storage Area** - Areas where any type of feed is stored in outdoor piles/bunkers, including those covered with plastic.
DO NOT list vertical silos, grain bins, commodity sheds, or other totally enclosed structures.
3. **Mortality Compost Area** - **ONLY** list mortality management areas that compost dead animals with litter or manure.
4. **Vegetated Infiltration Area (VTA)** - A vegetated area with berms on all sides so that liquid can only leave via infiltration into the soil.
5. **Filter-Buffer Strip** - A vegetated area where liquid flows over a grassed area and is allowed to leave the area via surface flow.

Component ID	List each component in a separate column Use the two far right columns for non-rectangular shapes					Non-Rectangular	Non-Rectangular
Facility Site Sketch ID							
Status: (check only one)	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed	☐ Proposed
See animal holding area table for definitions	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing	☐ Existing
	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating	☐ Eliminating

Type of Component	List approximate component dimensions in feet (If non-rectangular, use one of the two far right columns and list surface area)						Non-Rectangular
	Length X Width	Length X Width	Length X Width	Length X Width	Length X Width	Non-Rectangular	Non-Rectangular
Permanent Stockpile	X	X	X	X	X	sq. ft	sq. ft
Feed Storage Area	X	X	X	X	X	sq. ft	sq. ft
Mortality Compost Area	X	X	X	X	X	sq. ft	sq. ft
Infiltration Area (VTA)	X	X	X	X	X	sq. ft	sq. ft
Filter-Buffer Strip	X	X	X	X	X	sq. ft	sq. ft

XI. Construction stormwater (CSW) requirements (complete only if construction is proposed)

When construction activities are proposed, indicate the expected acreage of soil disturbance: _____ acres

Construction at the facility disturbs one acre or more but less than 5 acres must comply with the requirements of the CSW NPDES general permit, unless a separate application is made for a CSW permit.

Prior to construction at the facility that disturbs 5 or more acres an application for a CSW permit is required.

XII. Notifications and public meetings

The notifications and public meetings below are required to be done **before** permit issuance.

A. Notification to local zoning officials

When required. This notification is required in *either* of the following situations:

- **Construction of a new** feedlot, or manure storage area (i.e. new site) of any AU capacity.
- **Expansion of an existing** feedlot, or manure storage area of any AU capacity.

Notification methods. The applicant must provide notification of the construction or expansion to all local zoning authorities, including county, town, and city zoning authorities, at least 30 days prior to commencement of the construction or expansion. This notification *must* include, at a minimum, the information provided in Minn. R. 7020.2000, subp.4.,A (1) (a) (i to v).

An example notification can be found in the factsheet [Public Notification Requirements – Feedlots](https://www.pca.state.mn.us/feedlots) available on the MPCA website at <https://www.pca.state.mn.us/feedlots>.

B. Notice to residents and property owners within 5,000 feet of a proposed project

When required. This 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 (i.e. new site).
- **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](https://www.pca.state.mn.us/feedlots) available on the MPCA website at <https://www.pca.state.mn.us/feedlots>.

Verification of notice.

The CFO must verify that this notice has been completed prior to permit issuance.

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.



XIII. Certifications and signature

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.

Construction Stormwater (CSW) Requirements

The Applicant certifies that, if construction will disturb 5 or more acres, they have made a separate application for a CSW permit. For construction activities that disturb at least 1 acre but less than 5 acres, the Applicant certifies to comply with the requirements of the current CSW NPDES general permit (Minn. R. 7090.2020 provides permit coverage without the need for an application).

Application processing by the MPCA

If the MPCA or CFO determines that the CFO is unable to issue the CSF or interim permit as specified by Minn. R. 7020.1600 subp. 4a, the Applicant agrees to submit a new application using the MPCA online feedlot permit application service.

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 CFO, 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

By typing/signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Signature: Chuck Peters

(This document has been electronically signed.)

Title: Owner

Date (mm/dd/yyyy): 3/24/2023

Office phone: 507-931-1828

Cell phone: 507-327-4052

To sign up for electronic communications including the MPCA feedlot newsletters, 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 [CSF & Interim permits](https://www.pca.state.mn.us/feedlots) 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) – The following are optional forms to assist with MMP development:

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 **all** 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.](#)

When **some** (not all) manure is transferred to another entity for utilization, complete a MMP using both forms:

[MMP requirements when ownership of manure is transferred](#) and

[MPCA Manure Management Planner.](#)

- ☐ C. Plans and Specifications for construction, modification, or expansion of any of the following:
 - Liquid manure storage area
 - Vegetative infiltration area (VTA or VIB)
 - Permanent manure stockpile
 - Filter-Buffer strip
- ☐ D. Verification of the notifications required in part XII of this application.

APRIL 21, 2023

Nick Peters
41129 State Highway 99
St. Peter, MN 56082
Petersfamilyfarm1@gmail.com

ISG

RE: Soil Borings for Chuck Peters Finisher – ISG Project No. 23-28888

Dear Mr. Peters:

On April 10, 2023, ISG was present during excavation of 2 observation pits and recorded the soil profiles. A backhoe was used to excavate the 2 test holes. After recording the soil profiles, the holes were backfilled and compacted by placing the soil in the holes to provide the original soil profile.

The seasonal highwater table was at 33". The water table will be controlled by using a 4" perforated drain tile installed to gravity-drain to an existing farm tile of sufficient depth. This tile will prevent any ground water intrusion and damage to the concrete pit walls.

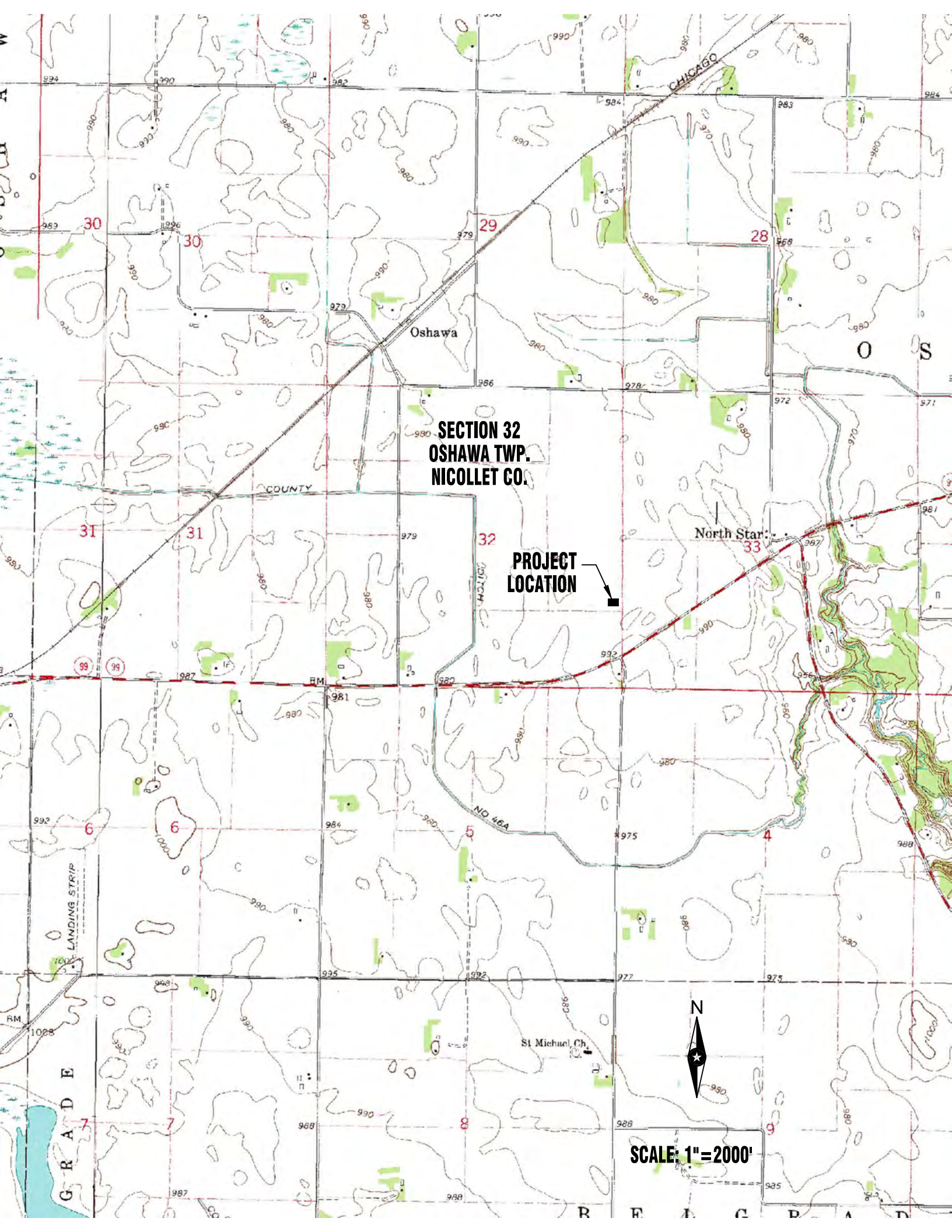
We have reviewed the concrete pit design along with the soils report and find the soils to be acceptable for this project.

If you have any questions, please call.

Sincerely,



Jason E. Hoehn, PE
Principal and Practice Group Leader
Jason.Hoehn@ISGInc.com



**SECTION 32
OSHAWA TWP.
NICOLLET CO.**

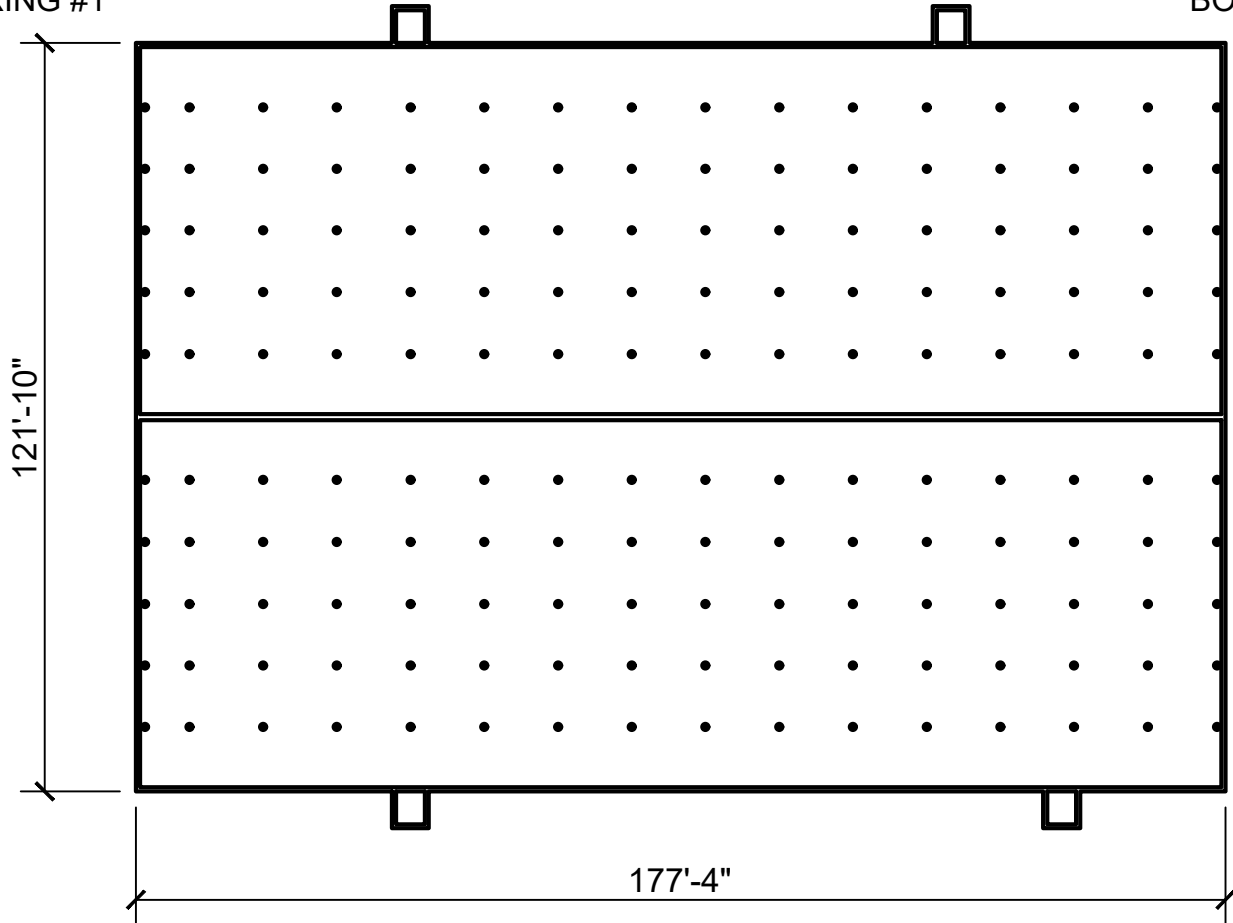
**PROJECT
LOCATION**

North Star

SCALE: 1"=2000'

SOIL
BORING #1

SOIL
BORING #2



SOIL PROFILE LOCATIONS

CHUCK PETERS FINISHER
SECTION 32 OSHAWA TWP., NICOLLET COUNTY
PROJECT NO. 23-28888

Project Name: Chuck Peters Finisher
ISG Project Number: 23-28888
Location: SE 1/4 Section 32
Township: Oshawa, T110N, R27W
County: Nicollet
Description: 122'x177' Finisher

Date: 4/10/2023
Temp: 60 Deg.
Conditions: Clear
Inspector: Matt Hudson

Assum. Elev.	Depth	USCS Symbol	Description of Materials		WL	SH	Notes
987.00'	+36"						Proposed Slat Elevation
984.00'	0"						Existing Grade
		10yr 2/1	Top Soil				
981.75'	-27"	10yr 5/2	Clay Loam				
980.75'	-39"						Seasonal High Water Table
979.00'	-60"						Proposed Pit Floor Elevation
							No Water at Time of Testing
		10yr 6/1	Clay Loam				
		10yr 5/8	w/ mottling				
973.67'	-124"						End of Soil Boring

Nearest Body of Water:	Location: West	Type: County Ditch No. 46A	Distance: 2250'	Approx. Elev.: 972.00'
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ISG

Date: 4/10/2023
Temp: 60 Deg.
Conditions: Clear
Inspector: Matt Hudson

Nearest Body of Water:	Location: West	Type: County Ditch No. 46A	Distance: 2250'	Approx. Elev.: 972.00'
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**MINNESOTA DEPARTMENT OF TRANSPORTATION
APPLICATION FOR ACCESS (DRIVEWAY) PERMIT**

Document Management System # _____
District _____ Permit # _____
C.S. _____ T.H. _____
R.P. _____

(THIS SECTION FOR MnDOT OFFICE USE ONLY.)

**ATTACH A SKETCH OF THE PROPOSED WORK AREA AND RELATION TO TRUNK HIGHWAY.
SUBMIT TO DISTRICT OFFICE OF MINNESOTA DEPARTMENT OF TRANSPORTATION.**

APPLICANT Nick Peters	TELEPHONE 507-381-5256	ADDRESS (Street, City, State, Zip) 41129 State Hwy 99 St. Peter, MN 56082
PROPERTY OWNER Peters Family LLLP	TELEPHONE 507-381-5256	ADDRESS (Street, City, State, Zip) 41129 State Hwy 99 St. Peter, MN 56082
LOCATION OF PROPOSED WORK (City/Township) (County) (Distance) (N-S-E-W)		SPECIFIC ROAD INTERSECTION OR LANDMARK
Highway 99 in Oshaw TWP Nicollet ☒ Miles ☒ of		41129 State Hwy 99 St. Peter, MN 56082

WILL THIS ACCESS BE WITHIN TRIBAL LANDS? ☐ Yes ☒ No **IF YES, WHICH ONE?**

PURPOSE OF DRIVEWAY ☐ Temporary ☐ Field Entrance ☐ Residential ☐ Proposed Public Street ☒ Commercial (Specify Type) <u>Hog barn</u>	REQUESTED ENTRANCE WIDTH _____ Feet ☐ Temporary ☒ Permanent	PROPERTY IS IN ☒ Platted Area ☐ Unplatted Area	ZONING FOR PROPERTY IS Agriculture
IS BUILDING TO BE CONSTRUCTED ☐ No ☒ Yes (Specify Type) _____	WILL BUILDING BE ☐ Temporary ☒ Permanent		NUMBER OF PRESENT DRIVEWAYS TO PROPERTY 1

EXACT LOCATION OF PRESENT DRIVEWAY(S)
 North of mail box of Peters Family Farm

EXACT LOCATION OF PROPOSED DRIVEWAY(S)
 250 feet East of current driveway

LEGAL DESCRIPTION OF PROPERTY
 SE 1/4 of Section 32 Oshaw Twp

WORK TO START ON OR AFTER June, 1 2023

WORK TO BE COMPLETED BY November 1, 2023

APPLICANT'S ACCEPTANCE, WAIVER AND INDEMNIFICATION

The undersigned applicant hereby agrees to comply with applicable statutes, rules, and all the standard conditions and special provisions of this permit. The applicant understands and agrees that no work in connection with this application will be started until the application has been approved and the permit issued.

The applicant also understands that this permit may also be subject to the approval of local road authorities having joint supervision over said street or highway, and may be subject to applicant's compliance with the rules and regulations of the Minnesota Environmental Quality Board and/or any other affected governmental agencies.

The applicant is aware of circumstances or hazards that may arise while performing the work associated with this application that could result in injury, loss, damage or death, and the applicant assumes the risk of such circumstances, dangers or hazards, whether reasonably foreseeable or not.

The undersigned applicant expressly agrees that except for negligent acts of the State, its agents and employees, the applicant or his/her agents or contractor shall assume all liability for, and save the State, its agents and employees, harmless from any and all claims for damages, actions or causes of action arising out of the work to be done in connection with this application and permit.

NAME AND TITLE Nick Peters - owner	EMAIL ADDRESS petersfamilyfarm1@gmail.com
--	---

DATE 4/26/23

SIGNATURE Nick Peters

DO NOT WRITE BELOW THIS LINE

PERMIT NOT VALID UNLESS BEARING SIGNATURE AND NUMBER

AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with the applicable laws and the conditions of the Commissioner of Transportation pertaining to this permit, permission is hereby granted for the work to be performed as described in the above application, said work to be performed in accordance with the following standard conditions and special provisions:

SEE ATTACHED STANDARD CONDITIONS AND SPECIAL PROVISIONS

Date All Work To Be Completed By _____	Authorized MnDOT Signature _____	Date of Authorized Signature _____
DISTRIBUTION Original to Area Maintenance Engineer Applicant Subarea Supervisor Roadway Regulations Supervisor	DEPOSIT REQUIREMENTS ☐ No Deposit Required ☐ Deposit Required in the Amount of \$ _____ Date Deposit Received _____ <i>Deposit to be returned upon satisfactory completion of all work</i>	DEPOSIT TYPE Cashier's Check # _____ Certified Check # _____ Money Order # _____ Bond # _____

DATE WORK COMPLETED

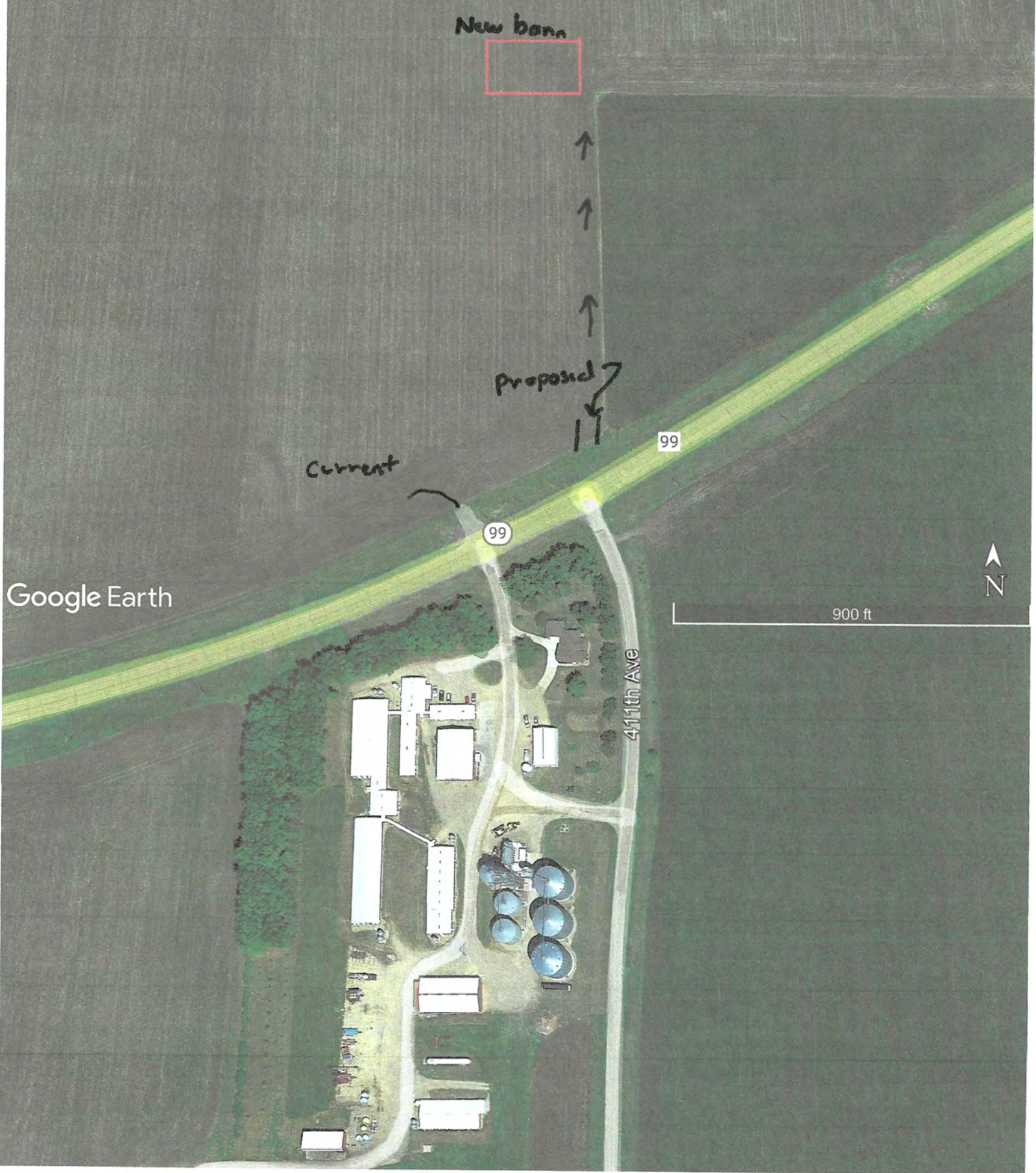
(The date when the work is completed must be reported to the MnDOT District Permits Office)

Untitled Map

Write a description for your map.

Legend

Feature 1



Google Earth



ATTACHMENT C
Aerial Map

Proposed Feedlot

Highway 99

Lot:
ROW
Block:

166

Proposed Feedlot



Highway 99

Proposed Feedlot

ATTACHMENT D
Location Map

CO RD 13

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
Martens Family Trust	44007 478Th St	Nicollet, MN 56074
Beverlee Ann Alvina Olson Trust	Po Box 109	Lake George, MN 56458
Darlamae & Fred Lange	46815 411Th Ave	North Mankato, MN 56003
Peters Family LLLP	41129 State Highway 99	Saint Peter, MN 56082
Gary Wenner	44891 County Road 13	Saint Peter, MN 56082
Joanne Eversman	45278 County Road 13	Saint Peter, MN 56082
Peters Family Farm Inc	41129 Hwy 99	Saint Peter, MN 56082
Harold Stoffregen Trust	41423 State Hwighway 99	Saint Peter, MN 56082
Allen Stoffregen	Po Box 2051	Lewiston, ID 83501
Charles & Joann Peters	41129 State Highway 99	Saint Peter, MN 56082
Gerald Seitzer	41032 436Th St	Saint Peter, MN 56082
Cullen & Amanda Kennedy	45646 County Rd 13	Saint Peter, MN 56082
Tim Hulke	42022 State Highway 99	Saint Peter, MN 56082
Charles & Kelly Mans	41607 470Th St	North Mankato, MN 56003
Douglas Edwards	41654 State Highway 99	Saint Peter, MN 56082
Linda Pell - Oshawa Township	36601 450Th Ln	St Peter, MN 56082



PLANNING COMMISSION

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant Chuck Peters

Hearing August 21, 2023

Property Owner Peters Family LLLP

Continuation N/A

File PLN23-07

Commission Member

Use Request To construct and operate a swine feedlot wean to finishing barn with an underfloor liquid manure storage area in the Agricultural Preservation Zoning District

FINDINGS OF FACT

Authority for issuance of conditional use permits is derived from Minnesota State Statute §394.301 and Nicollet County Zoning Ordinance, Section 505. The conditional use must maintain the health, safety, morals, and general welfare of the community.

1. Given the nature of the land, the requested use is compatible with public health, safety, and general welfare.

YES ☐ NO ☐ REASON: _____

2. The requested use will not create an unreasonably excessive burden on the existing roads or other utilities.

YES ☐ NO ☐ REASON: _____

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

YES ☐ NO ☐ REASON: _____

4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

YES ☐ NO ☐ REASON: _____

ATTACHMENT G
Criteria for Conditional Use Permit

5. The requested use is consistent with the County Zoning Ordinance.

YES ☐ NO ☐ REASON: _____

6. The requested use is not in conflict with the County Comprehensive Plan.

YES ☐ NO ☐ REASON: _____

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

YES ☐ NO ☐ REASON: _____

8. The requested use is reasonably related to the existing land use and environment.

YES ☐ NO ☐ REASON: _____

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

YES ☐ NO ☐ REASON: _____

10. The requested use ____ have adverse effect upon public health, safety and welfare due to the following other factors.

WILL ☐ WILL NOT ☐ REASON: _____

THE NICOLLET COUNTY PLANNING COMMISSION

☐ RECOMMENDS APPROVAL OF THE REQUESTED USE

☐ RECOMMENDS DENIAL OF THE REQUESTED USE

THIS DECISION WAS BASED UPON

☐ Application

☐ Site visit

☐ Information received at public hearing

☐ Staff Report

☐ Pictures

SPECIAL CONDITIONS ARE LISTED ON THE RECORDED CONDITIONAL USE AND IN THE RECORD.

FACTS SUPPORTING THE ANSWER TO EACH QUESTION ABOVE ARE HEREBY CERTIFIED AS THE FINDINGS OF THE NICOLLET COUNTY PLANNING COMMISSION.

Date: _____ Commission Member: _____



**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION
Nicollet County, Minnesota
BY-LAWS**

The following rules of procedure are adopted by the County Planning and Zoning Advisory Commission (hereafter referred to as the 'Commission') to facilitate the performance of its duties and the exercising of its functions as a commission created by the County Board under Minnesota Statutes Section 394.30.

SECTION 1: MEETINGS

- 1.1 Time and Day.** All meetings of the commission will be held on the third Monday of each month at 7:30 p.m., unless otherwise published. When the meeting day falls on a legal holiday, the meeting will be held on the fourth Monday.
- 1.2 Study Meetings.** Study meetings may be called by majority vote of the Commission for discussing, deliberating and planning on matters of general concern for the proper development and future wellbeing of the community. Any other business will be considered at the discretion of the Commission.
- 1.3 Special Meetings.** Special meeting may be called by a majority vote of the Commission. Special meetings may be called only when such meetings meet the advance notice requirements of the Statutes of the State of Minnesota.
- 1.4 Place.** Meetings will be held in the Nicollet County Government Center Board Room, unless noted elsewhere. Special meetings will be held at such places as shall be convenient to the matters under consideration at the meeting.
- 1.5 Public.** All meetings and hearings, and all records and minutes, will be open to the public.
- 1.6 Quorum.** A majority of the Commission members will constitute a quorum for the transaction of business.
 - a. Whenever a quorum is not present, those present may adjourn the meeting or hold the meeting for the purpose of hearing interested parties on such matters as listed on the agenda.
 - b. No final or official action will be taken at a meeting where a quorum is not present. However, the facts and information gathered at such a meeting may be taken as a basis for action at a subsequent meeting at which a quorum is present.
- 1.7 Vote.** Except as otherwise specified in these rules, voting will be by voice. A member will have their vote on a particular issue recorded.

- 1.8 *Recommendations.*** Recommendations for action by the Planning Commission will not be forwarded to the County Board unless such recommendation receives the vote of the majority of the quorum.
- 1.9 *Consideration of Uses Dependent upon Antecedent Approval.*** The Commission may consider a conditional use request for a particular property at the same meeting where an antecedent approval (e.g., comprehensive plan amendment, ordinance amendment, rezoning) is required prior to approval of the subsequent request. The Commission must vote on the antecedent request separate from and prior to any vote for other requested actions. Should the Commission recommend approval of the antecedent request; the Commission may then consider and vote on any other requests related to development of the subject property. However, should the Commission fail to recommend approval of the antecedent request, the hearing on any uses or other actions related the subject property will be continued until such time as the County Board has made a final determination on the antecedent request.

SECTION 2: ORGANIZATION

- 2.1 *Election of Officers.*** At the first meeting of each year, the Commission will elect from its membership a Chair and Vice-Chair. This will be done by ballot. Each member will cast a ballot for the member they wish to be chosen Chair. If no one receives a majority, balloting will continue until one member receives majority support. Vice-Chair will be elected from the remaining members by the same procedure.
- a. If the Chair retires from the Commission before the next regular organizational meeting, the Vice-Chair will be Chair. If both Chair and Vice-Chair retire, new officers will be elected at the next regular meeting.
 - b. If both Chair and Vice-Chair are absent from a meeting, the most senior member of the Commission present will serve as temporary Chair.
 - c. The Property Services Division will provide a secretary to the Commission.
- 2.2 *Tenure.*** The Chair and Vice-Chair will take office immediately following their election and will hold office until their successors are elected and assume office.
- 2.3 *Duties.*** The Chair, or in their absence the Vice-Chair, will preside at meetings, appoint committees and perform such other duties as may be ordered by the Commission, including to:
- a. Preside at all meetings.
 - b. Keep calm at all times.
 - c. Talk no more than necessary while presiding.
 - d. Have an agenda for meeting before them and proceed in a businesslike manner.

- e. Have a working knowledge of parliamentary law and a thorough understanding of the constitution and by-laws of the organization.
- f. Conduct the meetings so as to keep it moving as rapidly and efficiently as possible and remind members, witnesses, and petitioners to stick to the subject at hand.
- g. Refrain from entering the debate of questions before the assembly. If it is essential that this be done, the Vice-Chair should be placed in the Chair. A Chair is not permitted to resume until after the vote has been taken on the question under discussion.
- h. Extend every courtesy to the opponents of a motion, even though the motion is one that the presiding officer favors.
- i. Not move for action, but may second motions and vote on motions.

2.4 Secretary. The Secretary will be responsible for recording the minutes, keeping the records of Commission actions and providing clerical service to the Commission.

SECTION 3: PROCEDURE

3.1 Parliamentary Procedure. Parliamentary procedure, guided by *Roberts Rules of Order*, will be followed at meetings where hearings are held. At special meetings and when obviously useful the Commission will hold group discussion not following any set parliamentary procedure except when motions are before the Commission.

3.2 Purpose of Hearings. The purpose of a hearing is to collect information and facts in order for the Commission to develop a rational planning recommendation to the County Board.

3.3 Hearing Procedure. At hearings the following procedure will be followed on each case:

- a. Chair will state the case to be heard.
- b. Chair will call upon the Deputy Zoning Administrator to present the staff report.
- c. Chair will ask the applicant to present their case.
- d. Interested persons may address the Commission, giving information regarding the particular proposal.
- e. Chair will ask the applicant if they would like to respond to information made by interested persons.
- f. Petitioners and public are to address the Chair only, not staff or other Commissioners.

- g. There will be no dialogue between the Commissioners during the hearing. Commissioners may ask questions of persons addressing the Commission in order to clarify a fact. Any statement made by a Commissioner which is not a question for the person addressing the Commission may be ruled out of order.
 - h. After all interested persons in attendance have had the opportunity to be heard, the Chair will close the hearing. Interested persons will not be heard again unless they are directly asked a question by a Commissioner, or unless the hearing is reopened and all interested parties are allowed to be heard again.
 - i. Chair will call for answers of the “Criteria for Granting Conditional Use Permit”; the Secretary will record the responses and explanation for each response; the Chair will then sign and date the form. Staff will record this form and the conditional use permit upon approval by the County Board in the County Recorder’s Office.
 - j. Upon completion of the hearing on each case and after a motion has been made, seconded and repeated by the Chair, the Commission will discuss the item at hand and render a decision.
 - k. The Chair will have the responsibility to inform all the parties of their rights of appeal on any decision or recommendation of the Commission.
- 3.4 *Schedule.*** Hearings will be heard in the order as listed on the agenda, unless stated otherwise by the Chair.
- 3.5 *Action.*** No action on any item will be taken by the Commission unless it has, to its own satisfaction, considered all reasonably available relevant information pertaining to the request.
- 3.6 *Correspondence Items.*** Matters for discussion which do not appear on the agenda will be considered and discussed by the Commission only when initiated and presented by the staff or a member of the Commission and will be placed at the end of the regular agenda.

SECTION 4: MISCELLANEOUS

- 4.1 *Suspension of Rules.*** The Commission may suspend any of these rules by a unanimous vote of those members present.
- 4.2 *Amendments.*** These rules may be amended at any regular or special meeting by a majority of the members of the Commission.
- 4.3 *Orientation.*** All new appointees to the Commission will have an orientation session with planning and zoning staff on the objectives of planning, on rules of procedure, and other pertinent information.

- 4.4 Training.** New appointees will attend at least one training session in the first term of office. All Planning Commissioners will attend at least one training per three-year term. Failure to attend training as stipulated is cause for dismissal from Commission.
- 4.5 Attendance.** Any Planning Commissioner who cannot attend a meeting will notify the Zoning Administrator that they will be absent prior to the meeting. The notice of absence will be recorded by Property Services as “excused absent”. Failure to provide notification of absence will result in the Commissioner being recorded as “absent”. Notification of absence enables staff to ensure there will be a quorum. More than three unexcused absences is cause for dismissal.
- 4.6 Removal.** Any Planning Commissioner may be removed from the Commission for nonperformance, misconduct, or more than three unexcused absences. The procedure will be as follows: staff will prepare a written report to the County Board, who will take action on the report at their next regularly scheduled meeting. A copy of the written report will also be sent to the Planning Commissioner member.
- 4.7 Decorum.** Probably the most serious defect in most meetings is the lack of reasonable decorum. Good order must be maintained if business is to be carried out. Courtesy would demand that there should be no whispering or commotion while any speaker has the floor. Do not speak too frequently. Beware of personalities. State facts rather than what you think or believe. Nothing impairs the decorum of a meeting more than a sharp retort or an angry voice. Speak while the motion is pending, not after the vote has been taken or after the meeting is over.
- 4.8 Conflict of Interest.** Any member of the Planning Commission who feels that they may have, or in fact has, a conflict of interest on any matter that is on the Commission agenda will voluntarily excuse themselves, vacate their seat, and refrain from discussing and voting on said matter as a Planning Commissioner. A conflict of interest is any direct contractual, pecuniary, or other beneficial interest in the outcome of a matter before the Commission.
- 4.9 Communications with the Public and Applicant prior to the Hearing.**
- a. Prior to the public hearing or Commission deliberation, no Commission member will lobby the merits of a pending case with staff, applicant, Commissioner, or the general public.
 - b. If a Commissioner has discussed the pending case, the Commissioner will disclose the facts relating to such discussion during the public hearing.



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- 1.2 Workshop Meetings.** Workshop meetings may be called by majority vote of the Commission for discussing, deliberating and planning on matters of general concern for the proper development and future wellbeing of the community. Any other business will be considered at the discretion of the Commission.
- 1.3 Special Meetings.** Special meeting may be called by a majority vote of the Commission. Special meetings may be called only when such meetings meet the advance notice requirements of the Statutes of the State of Minnesota.
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- a. If the Chair retires from the Commission before the next regular organizational meeting, the Vice-Chair will be Chair. If both Chair and Vice-Chair retire, new officers will be elected at the next regular meeting.
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- a. Chair will state the case to be heard.
- b. Chair will request Commissioners recuse themselves for any conflict of interest concerning the request.
- c. Chair will call for members to disclose any contact with members of the public concerning the request, and whether they conducted a site visit.
- d. Chair will call upon the Zoning Administrator to present the staff report.
- e. Chair will ask Commissioners if they have questions for staff.

- f. Chair will ask the applicant(s) or their representative to present their case.
- g. Chair will ask the Commission if they have questions for the applicant.
- h. Chair will open the public testimony portion of the public hearing. Interested persons may address the Commission, giving information regarding the particular proposal. Petitioners and public are to address the Chair only, not staff or other Commissioners. There will be no dialogue between the Commissioners during the hearing. Commissioners may ask questions of persons addressing the Commission in order to clarify a fact. Any statement made by a Commissioner which is not a question for the person addressing the Commission may be ruled out of order.
- i. After all interested persons in attendance have had the opportunity to be heard, the Chair will close the public testimony portion of the public hearing. Interested persons will not be heard again unless they are directly asked a question by a Commissioner, or unless the hearing is reopened and all interested parties are allowed to be heard again.
- j. Upon closing the public testimony portion of the public hearing, the Chair will allow time for the Commissioners to discuss the item at hand. During discussion, the Commissioners may ask questions of the applicant(s) or their representative. The public may **not** speak at this point because public testimony has been concluded, unless a question is directed to them by a Commissioner.
- k. Chair will call for Criteria for Granting Conditional Use Permit answers for the creation of the Findings of Fact; the Secretary will record the answer(s) and individual Commissioner's vote for the answer in the Findings of Fact.
- l. Chair will call for a motion to be made, seconded, and then repeated by the Chair, to recommend approval or denial of the conditional use request to the County Board.
- m. If there is a motion for recommendation to approve the request the Chair will state the conditions, and ask the applicant(s) or their representative to respond whether they understand and agree to abide by the conditions as listed for the record.
- n. Chair will call for a vote on the motion to recommend approval or denial of the request to the County Board.
- o. Chair will announce the Commission's recommendation, and inform the applicant(s) or their representative of the date their request will go in front of the County Board for their decision.
- p. Chair will sign and date Findings of Fact recording document after the meeting is adjourned. Staff will record the signed Findings of Fact, legal description and

conditional use order upon approval by the County Board in the County Recorder's Office.

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- 4.5 ***Attendance.*** Any Planning Commissioner who cannot attend a meeting will notify the Zoning Administrator that they will be absent prior to the meeting as soon as possible, or a minimum of 72 hours prior to the meeting time. The notice of absence will be recorded by Property Services as "excused absent". Failure to provide notification of absence will result in the Commissioner being recorded as "absent". Notification of absence enables staff to ensure there will be a quorum. More than three unexcused absences is cause for dismissal.
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Original February 23, 2004
Revised August 15, 2016
Revised August 21, 2023



05/01/2023 - 07/31/2023 Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD20-00181	SSTS Permit	new system for new 4 bedroom house	48955 506TH ST, COURTLAND, MN 56021	RACHEL BODE
BLD22-00172	SSTS Permit	replacement septic system for 4 bedroom house	46271 FORT RD, NICOLLET, MN 56074	DANIEL & KIMBERLY DORN
BLD22-00194	SSTS Permit	replacement septic for 3 bedroom house	37789 STATE HIGHWAY 22, ST. PETER, MN 56082	MARIA & NATHAN QUIST
BLD22-00233	Variance	replacement septic for a 3 bedroom house	40322 COUNTY ROAD 15, ST. PETER, MN 56082	COLE SALISBURY
BLD22-00237	SSTS Permit	replacement septic for 4 bedroom house	45646 COUNTY ROAD 13	CULLEN & AMANDA KENNEDY
BLD23-00010	Structure Permit	New 34' x 30' dwelling. Home is being moved from another site.	34577 348TH ST, LE SUEUR, MN 56058	JEAN-HENRI PIERRE LOUIS JACQUET
BLD23-00100	Structure Permit	50' x 72' machine shed	42193 465TH AVE, NICOLLET, MN 56074	FREDERICK BECKER
BLD23-00101	SSTS Permit	replacement system for a 4 bedroom house	37013 STATE HIGHWAY 22, ST. PETER, MN 56082	BETTY JUBERIEN ETAL
BLD23-00102	Structure Permit	Replacement dwelling	38857 506TH ST, NORTH MANKATO MN 56003	DEBRA MICHELS
BLD23-00103	Structure Permit	16' x 24' deck	47749 421ST AVE, NORTH MANKATO, MN 56003	LARRY & LU JEAN STARKE
BLD23-00104	SSTS Permit	Replacement system for a 3 bedroom house	37714 693RD AVE, FAIRFAX, MN 55332	CONNIE WAGNER
BLD23-00105	SSTS Permit	tank replacement for 4 bedroom house	40312 496TH ST NORTH MANKATO, MN 56003	STEVE & DEBRA MICHELS
BLD23-00106	Structure Permit	66' x 18' Grain Bin	43014 COUNTY ROAD 15, ST. PETER, MN 56082	TRACY GAALSWYK
BLD23-00107	Structure Permit	New 50' x 96' res storage building	41260 581ST AVE, NEW ULM, MN 56073	PETER & SHARON BRANDEL
BLD23-00108	Structure Permit	New 60' x 64' cold storage	43306 451ST AVE, NICOLLET MN 56074	JEFFREY WILLS
BLD23-00109	SSTS Permit	New 2000 gallon holding tank for shed	53416 ROCKFORD RD NORTH MANKATO, MN 56003	BRYAN & CHRISTINE BODE
BLD23-00110	SSTS Permit	replacement system designed for 5 bedrooms	51699 506TH ST, COURTLAND, MN 56021	TREVOR & JESSICA FRIEL
BLD23-00111	Structure Permit	New 36' x 48' shed	43056 CO RD 4, NICOLLET MN 56074	GARY & MICHELLE SCHMIT
BLD23-00112	Structure Permit	New 14' x 10' Scoreboard	45638 561ST AVE, NEW ULM, MN 56073	MINNESOTA VALLEY LUTHERAN HIGH SCHOOL
BLD23-00113	SSTS Permit	holding tank for hunting shack. Must meet 100' setback from well.	50462 430TH LN, ST PETER, MN 56082	GARY & BARB MUTCH
BLD23-00114	Structure Permit	40' x 30' pole shed for storage	46668 380TH ST NICOLLET, MN 56074	DELMAR STRASSBURG
BLD23-00115	Structure Permit	4' x 30' access ramp	37961 391ST AVE, ST. PETER, MN 56082	CAROL HERBERG
BLD23-00117	Structure Permit	New 54' x 102' farmshop	36329 STATE HIGHWAY 22, NICOLLET MN 56074	WAYNE & THERESA BJORKLUND
BLD23-00118	Structure Permit	New 42' x 54' shed	44320 510TH ST NORTH MANKATO MN 56003	LARRY & MARGO BRUEGGER
BLD23-00119	Structure Permit	60' x 100' ag shed with 30' x 30' office	45438 541ST AVE	TIMOTHY WAIBEL
BLD23-00120	Structure Permit	12' x 16' storage shed	46133 CO RD 13, SAINT PETER MN 56082	STEVEN & ELIZABETH BOLINT
BLD23-00121	Structure Permit	50' x 70' hay storage	37848 631ST AVE, NEW ULM, MN 56073	DAVID WENDINGER LIVING TRUST
BLD23-00122	Structure Permit	40' x 40' storage area made with shipping containers	39394 496H ST, NORTH MANKATO, MN 56003	JOHN & LEANN HERRLEY
BLD23-00123	SSTS Permit	replacement system for a 4 bedroom house	44822 551ST AVE	JAMES LUCAS
BLD23-00026	SSTS Permit	tank replacement for existing 3 bedroom house	36572 358TH ST, ST. PETER, MN 56082	SCOTT & AMANDA JAEGER
BLD23-00029	SSTS Permit	replacement septic system for a 3 bedroom house	44562 COUNTY ROAD 15, NICOLLET, MN 56074	HAROLD & LOUISE RODNING
BLD23-00030	SSTS Permit	New septic for 3 bedroom house	NOT YET ASSIGNED	GARY MILLER
BLD23-00042	SSTS Permit	new septic for new 4 bedroom house	46924 360TH ST, GAYLORD, MN 55334	PAUL ECKBERG
BLD23-00054	Structure Permit	New 40' x 81' accessory shed. Completion 12/31/2023	38904 STATE HIGHWAY 99, ST. PETER, MN 56082	BRANDON & KRISTEN THOMAS
BLD23-00056	Structure Permit	New 12' x 16' screened in porch and 43' 9" x 27' 8" 2nd story home addition	52514 415TH AVENUE, N. MANKATO, MN 56003	VON BANK HENRY & HEATHER
BLD23-00059	Structure Permit	New 48' x 36' pole shed and 12' x 16' green house. Completion 9/1/2023	35596 575TH LN, LAFAYETTE, MN 56054	DANIEL & SARA KANUCH
BLD23-00060	Structure Permit	48' x 56' accessory structure addition. Completion 12/1/2023	43544 WINDHAVEN LN, NEW ULM, MN 56073	TODD BUSHARD
BLD23-00061	SSTS Permit	replacement septic system for 4 bedroom house	39997 405TH LN, ST. PETER, MN 56082	LOU ANN MAYHEW TRUST
BLD23-00062	Structure Permit	560 square foot attached garage addition	38275 HONEYSUCKLE LN, N. MANKATO, MN 56003	SANDRA & SCOTT GROSS
BLD23-00063	SSTS Permit	replacement septic for 4 bedroom house	49692 421ST AVE, N. MANKATO, MN 56003	CATHERINE MOLDASCHER
BLD23-00064	SSTS Permit	replacement septic system for 5 bedroom house	42325 KERNS DR, N. MANKATO, MN 56003	STEVE & DEEDRA VOSBURG
BLD23-00065	Structure Permit	25' x 32' garage addition with 5' x 10' covered porch	53620 422ND ST, NEW ULM, MN 56073	JUDY & DONAL BRANDES
BLD23-00066	Land Alteration Permit	Temp 90 day mineral extraction permit	NOT YET ASSIGNED	KEVIN JOHNSON
BLD23-00067	Structure Permit	New Dwelling, accessory structure, & pool. Land alteration	NOT YET ASSIGNED	SARA & ANDREW HERR
BLD23-00068	Structure Permit	New 2754 sf dwelling. Completion 9/2023	NOT YET ASSIGNED	GARY MILLER
BLD23-00069	Structure Permit	New 32' x 48' pole shed. Completion date 10/2023	50491 US HIGHWAY 14, COURTLAND, MN 56021	DAVID & TAMARA STEIN
BLD23-00070	Structure Permit	New 40' x 72.5' pole shed	40338 531ST AVE, NEW ULM, MN 56073	PREMIER TITLE SERVICES LLC
BLD23-00071	SSTS Permit	new septic for new 6 bedroom house	60291 400TH LANE, NEW ULM, MN 56073	PAULA KRAL
BLD23-00072	Structure Permit	adding 1 bed, 1 bath, and 2 car garage to the existing house	35732 368TH ST, ST PETER, MN 56082	MICHAEL OSBORNE
BLD23-00073	Structure Permit	New 80' x 42' dwelling.	60291 400TH LANE, NEW ULM, MN 56073	PAULA KRAL
BLD23-00074	Structure Permit	16' x 22' home addition.	54505 366TH STREET, LAFAYETTE, MN 56054	ALLEN OSWALD
BLD23-00075	Structure Permit	24' x 36' shop addition.	37759 541ST AVE, LAFAYETTE, MN 56054	ALLEN OSWALD

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RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD23-00076	Structure Permit	10' x 10' shed for grain system equip. Compl 7/2023	52761 340TH ST, LAFAYETTE, MN 56054	BRYCE PETERSON
BLD23-00077	Structure Permit	New 48' x 38' shed	37228 403RD AVE, ST. PETER, MN 56082	DANIEL ECKBLAD
BLD23-00078	Structure Permit	Construction of new 68x110' grain bin	38019 CO RD 20, ST. PETER, MN 56082	HIGH POINT FARMS
BLD23-00079	SSTS Permit	replacement septic system for 4 bedroom house	36384 410TH STREET, ST. PETER, MN 56082	GARY & JOANNE MILLER
BLD23-00080	Structure Permit	New 2309 sf dwelling	NOT YET ASSIGNED	KINZIE & DALTON MATTHIES
BLD23-00080	Structure Permit	New 30' x 50' garage. See PLN23-06.	45402 JEREMY DRIVE, NEW ULM, MN 56073	CHELSEY & NICHOLAS STEVENSEN
BLD23-00081	Structure Permit	New dwelling. See PLN23-05.	NOT YET ASSIGNED	JARED PUHLMANN
BLD23-00082	SSTS Permit	replacement septic for a 3 bedroom house	46828 381ST AVENUE, ST. PETER, MN 56082	GWENDOLYNN CATTRYSE
BLD23-00084	SSTS Permit	replacement septic for a 4 bedroom house	65355 340TH STREET, GIBBON, MN 55335	LUKE OLSON
BLD23-00085	SSTS Permit	tank replacement	37103 STATE HIGHWAY 99, ST. PETER, MN 56082	CHRISTOPHER & KATIE GILBERTSON
BLD23-00086	Structure Permit	8' x 12' lean-to on an existing shed.	54337 FORT RD, NEW ULM, MN 56073	PETER & MICHELLE BODE
BLD23-00087	Structure Permit	876 square foot porch addition. Approved via PLN22-17.	44587 510TH STREET, NORTH MANKATO, MN 56003	MICHAEL & KIMBERLY BRUEGGER
BLD23-00088	Structure Permit	26' x 40' replacment dwelling	37500 US HIGHWAY 169, ST. PETER, MN 56082	HEIDI & COLIN MCCARTY
BLD23-00089	Structure Permit	two deck additions; one 12' x 12' and the other 14' x 16'	39223 472ND LN, ST. PETER, MN 56082	BENJAMIN & CAROLYN NELSON
BLD23-00090	Structure Permit	Heated shed for farm	38579 413TH AVE, ST. PETER, MN 56082	GRANT & KAREN ANNEXSTAD TRUST
BLD23-00091	Structure Permit	Electric substation	N/A	BLUE EARTH- NICOLLET- FARIBAULT ELECTRIC COOPERATIVE
BLD23-00092	SSTS Permit	replacement septic system for 4 bedroom house	62213 FORT RD, NEW ULM, MN 56073	THOMAS & LAURIE BRUELS
BLD23-00093	SSTS Permit	new system for new 3 bedroom house	NOT YET ASSIGNED	JARED PUHLMANN
BLD23-00094	SSTS Permit	tank replacement	46797 381ST AVE, ST. PETER, MN 56082	JOHN & DEBRA WATTLEWORTH
BLD23-00096	Structure Permit	Ag building for equipment storage and repair	61958 FORT RD, NEW ULM, MN 56073	BERANEK BROTHERS LLP
BLD23-00097	Land Alteration Permit	Temp 90 day mineral extraction permit	PID 04.201.0305	MARK KHON
BLD23-00098	SSTS Permit	new system for new 3 bedroom house	38594 498TH ST., N. MANKATO, MN 56003	THOMAS GOETTLICHER
BLD23-00099	SSTS Permit	replacement system for a 3 bedroom house	34335 405TH AVE, LE SUEUR, MN 56058	DEAN HARDEL
PLN23-00010	Variance	Proposed 30' x 30' shed	41427 595TH LN, NEW ULM MN 56073	DANIEL & JULIE LONG
PLN23-00007	Conditional Use Permit	New 744 AU Feedlot. 122' x 177', underfloor pit.	PID 10.132.0800	PETERS FAMILY LLLP
PLN23-00008	Variance	Reduction of bluff setback from 30' to 4.2'	57184 446TH ST, NEW ULM, MN 56073	EDWARD & ETHAINE SCHMIDT
PLN23-00009	Variance	16' x 32' home addition. 33' setback from ROW requested.	34085 515TH AVENUE, LAFAYETTE, MN 56054	RUTH KLOSSNER