

Stutsman County Planning and Zoning Commission Minutes – August 20th, 2012

At 8:02 a.m. the meeting was called to order by Planning and Zoning Commission Chairman Harold Bensch. Present were Charlie Kourajian, Duane Anderson, Harold Bensch, Dave Schwartz, Brian Amundson, Duane Andersen, and Dustin Bakken, Zoning Administrator. Absent were Ken Schulz, and Dale Marks.

Schwartz made a motion to approve the minutes from the Sept 2011 and June 2012 meetings. 2nd by Amundson. Motion Carried.

Dustin stated Ken and Tom Scott had requested a permit for the expansion of their feedlot, section 35 of Rose Township. They are currently licensed for 1500 Animal units and would like to get to 2500. Dustin stated that the NRCS is the engineer on the project and have submitted plans for waste water and feeding plans.

Dustin stated that there will be about .2 or .3 acres of wetlands that will have to be mitigated. The WL1 wetlands will be mitigated to the SE1/4 to an area with .6 acres capacity. This plan was relayed by Erica Althoff, Engineer for NRCS.

Dustin stated that the application follows the ordinance but had a concern with the .75 mile odor setback now that their animal units are above 2000+. Currently they will be 3600-3700 feet from the residence in the NE1/4. .75 mile is 3960 feet. They are slightly under that setback. All property owners within a full mile radius have been notified via certified mail and responses have come back.

Dustin stated that he had received a phone call from an out of state land owner but it was more for information and not to complain. No other complaints or concerns have been made.

Kourajian inquired about excess road traffic with the expansion. It is County RD 62 which is two lane black top. No issues should be of concern.

Amundson stated that an existing facility has a reverse setback clause in the ordinance so that a feedlot operator would not be punished if a landowner would build a residence with the odor setbacks.

Kourajian inquired about the waste water holding pond. Amundson described the logic behind the pond.

No visitors were present to contest or question the application. The Scotts have been licensed by the Health Department for 40 years.

A motion was made by Amundson to approve the feedlot expansion. 2nd by Kourajian. Motion Carried.

The planning and zoning meeting was adjourned.

Dustin Bakken
Zoning Administrator