

Monday May 24, 2021

The Deuel County Zoning Board met on Monday, May 24, 2021, at 6:30 P.M., in the Commissioners' room of the Courthouse in Clear Lake. Those present were members, Mike Dahl, Judith Homan, Kevin DeBoer, alternate Gary Jaeger and alternate Gary DeJong. Also present was Zoning Officer Jodi Theisen and members of the community.

Vice Chairman Kevin DeBoer called the meeting to order.

Motion by Dahl, seconded by Jaeger, to approve the May 24, 2021, Agenda. All voted in favor and motion carried.

ITEM ONE

Caitlyn Brandt, Jacob Brandt, Tanner Brandt and Dylan Brandt d/b/a Brandt Family Feeders and land owners, Cynthia Jackson Diliberti, Vicki Miller & Brent Jackson applied for a Special Exception Permit. The request, if granted, would permit the applicant to use the following property: E1/2SE1/4SE1/4 of Section 15-115-50, Havana Township, Deuel County, South Dakota, to seek a Class "C" concentrated animal feeding operation (CAFO up to 999 animal units) which will be a Swine Finishing Unit in the Agricultural Zoning District. Caitlyn Brandt stated she and her brothers would like to build a swine finishing barn. The barn would have 2400 head which is 960 animal units. Jacob Brandt stated that the barn will have a concrete pit under the building and this will help with odor control. The pit will hold 365 days of manure. Jacob stated that there is option to plant trees around the barn to help with odor, however sometimes trees inhabit the air flow.

Caitlyn stated that they have enough acres for their manure management plan. They have about 974 acres and they will knife the manure into to the ground. Brian Friedrichsen who works at Dakota Environmental, Inc. stated that he prepared the nutrient management plan, manure management plan, and the fly and odor management plan. Friedrichsen stated that this size CAFO would only need about 400 to 500 acres, and these management plans were prepared using the state permit standards. Paul Brandt stated that some of the 974 acres are shared with his brother, Joel, Swine CAFO. Caitlyn stated that the farthest field is 3 miles from the proposed barn site. Jacob stated the pit is pumped once a year and it is either pumped or hauled to the fields for incorporation. Dahl stated that an open confinement lot that is agitated more often has more odor than a confinement barn with a pit that pumps the manure out.

Caitlyn talked about the location of the barn. The barn will be located in the E1/2SE1/4SE1/4 of Section 15-115-50, Havana Township, and will be more than 150 feet from the road right-of-way. The barn will be 252' x 81'. It will have a curtain on the south wall. The location of the barn meets the 1320' set back from any residence or wells.

Jacob stated that this barn will have about 3 cycles of hogs in the barn per year.

The board asked the Brandt's about expansion, Caitlyn stated they would futuristically like to expand by building another barn or buying out Paul and Joel's interest in their existing barns.

Thiesen stated that she sent out 78 letters to adjoining land owners, Havana Township, SDDANR, and the water districts about this Special Exception request.

The board opened it up to public comments.

Laron Krause and Adam Krause - spoke in favor of the proposed barn, how the family has operated in the past, and the how the odor control is managed.

Kelly Sieh – had concerns about the proposed barn being built on land that is not owned by the family. The Brandt's stated that the land is in the process of being purchased and transferred into Paul and Lisa Brandt's name.

Lisa Sheperd – had concerns about future expansion, property values and odor since they just purchased Bob and Rita Schiefelbein place which is located southwest of the proposed barn.

Gene Hamann – had concerns about his land to the northeast where his son would be building a new house in the future and the odor.

Greg Lanners – a neighbor had concerns about how many swine barns are being built in this area.

Mark Lanners – had concerns about the rural water. Brandt's stated that this barn would be hooked up to Sioux Rural Water and they will have adequate supply.

Paul Brandt – stated he contacted Hagberg's and they live north of the proposed site and they have no concerns about the proposed swine operation and barn.

The Board is encouraging Ag growth in the Ag District and having the young generation involved.

Motion by Homan, seconded by Dahl, to grant the Special Exception for a Class "C" concentrated animal feeding operation (CAFO up to 2400 animals) which will be a Swine Finishing Unit contingent that the land is transferred to Paul and Lisa Brandt. DeBoer called for a roll call vote; DeBoer-yes, Jaeger-yes, Homan-yes, Dahl-yes, and DeJong-yes and the motion carried. The Board determined that it is empowered under the section of the ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest. Please see Findings of Fact and Conclusions of Law on file with this application.

DeBoer called the meeting.



Jodi Theisen

Zoning Officer



Kevin Deboer

Vice Chairman, Zoning Board