MEETING MINUTES
POPE COUNTY PLANNING ADVISORY COMMISSION
Thursday June 27, 2019

The Planning Advisory Commission convened in regular session on Thursday, June 27, 2019 at the Pope County Courthouse Community Room.

Members Present: Ivie Cooley, Mark Halls, John Messenger, Brian Jergenson and Larry Lindor (County Commissioner)

Other Officials Present: David Green (Land & Resource Management Director) Shelley Cameron (Sr. Administrative Associate), Barry Bouwman (Feedlot Officer/County Ag Inspector) and Cody Rogahn (C.C. alt)

The meeting was called to order by Chairwoman Ivie Cooley at 7:01 p.m.

The following items were addressed by the chair:

Additions and Corrections to the Agenda
There were no additions or corrections to the agenda.

Review Minutes of May 23, 2019
The minutes of the Planning Advisory Commission meeting held on Thursday May 23, 2019 were submitted for approval. Motion by Messenger to accept the minutes as written. Halls seconded. Motion carried.

CUP-Berlin Farms LLC

Chairwoman Cooley introduces the item. Applicants Bernard Herickhoff and Chris Herickhoff are present. Director Green presents staff report and states that the staff does not object to removing the requirement of having to install and maintain bio filters as identified in the original C.U.P. provided that order control is provided for by another method of mitigation. Barry Bouwman (Feedlot Officer/Co. Ag Inspector) provided a review for the Board and states "to date we do not have any odor complaints. I had a conversation with applicant when they were removed due to them being rusty. The applicant wanted to switch over to an alternate method of odor control." Applicant Chris Herickhoff adds "we have been using it for a few years now and the bottom layer of sludge is now only 6 inches. The product disappears on the water and it does the job with odor. It is easier to apply by our workers and I think it is doing a good job." Bernard Herickhoff states "the product is called sludge away. It works in the bottom of the pit. It attacks the solids. What we are concerned about is the methane. It will kill the hogs. We have been using it for 20 years already. The point is we have a lot of work and I don't think the bio filters do the job. I believe this does the job much better. The cost is about $18 a gallon and is much more effective and we wouldn't be investing in it if it didn't work. Our farm does not have a sharp smell. It reduces the odor greatly. There is still a smell but not as sharp. The filters rusted

out and they started falling apart and they were havens for mice and rodents. We find this works much better. You can tell this is working when it eliminates the crust. It is all liquid." Barry Bouwman states "the representative states it is 20 to 30% reduction in odor. Bio filters can work but they have to be pretty big for it to be effective." Chairwoman Cooley opens to the public asking if there is anyone speaking for this. Tim Ruegemer states "I am a neighbor and I didn't even know the bio filters were removed until he told me. I don't notice any difference. I would be for this." Chairwoman Cooley asks if there is anyone speaking against. Cindy Schwendeman states "the way I understand they have not been on for over a year. Why are they not on the barn if they were supposed to be from the condition on the permit? I do not understand why we would approve this when he has deliberately not followed through with the conditions that were put on the permit." Chairwoman Cooley closes the public hearing. Chairwoman Cooley asks for comments from the site team. Messenger states "I visited the facility and you can see where he had difficulty with the bio filters. Every possible method to reduce odor is worth a try. I think this could possibly make a good guinea pig to see if it could be effective." Chairwoman Cooley states "the plumes go eight miles and that area is already saturated with hog barns. It is a given that all barns are to have bio filters." Applicant Bernard Herickhoff states "we are not putting the bio filters back on. We just won't do it." There is discussion as to how to monitor that the applicant is applying the product adequately and if it is working well enough to reduce odor. Chairwoman Cooley asks if there should be a penalty for not following the original C.U.P. Chairwoman Cooley seeks a motion. Jergenson states "based upon the Findings of Fact as presented in the staff report and as gathered this evening, I move to offer a recommendation of approval of the request to amend Conditional Use Permit #07-011 allowing for odor mitigation by means of biological and/or chemical additive to the manure. Messenger seconded. Cooley and Halls opposed. Commissioner Lindor, Messenger, and Jergenson in favor. Motion carried.

CUP-ReneSola Power Holding LLC (Brooten)

Chairwoman Cooley introduces the item. Applicant Luke Nelson is present. Director Green presents staff report and states that the staff recommendation is to approve with conditions as stated in staff report. Chairwoman Cooley asks the applicant if they have any comments to add. Applicant Luke Nelson comments that it is a fairly standard solar garden and gives a brief description. Chairwoman Cooley opens to the public asking if there is anyone speaking for this. None noted. Chairwoman Cooley asks if there is anyone speaking against this. Robert Walls states "I just want to know if it is east or west of County Road 8. County Road 8 is right outside my window." Luke Nelson verifies the location on the LightTouch interactive flat panel monitor. Robert walls states "I don't have any objection." Chairwoman Cooley closes the public hearing. Commissioner Lindor asks if they plan to plant any trees. Applicant Luke Nelson states "there is currently vegetation of shrubs and we plan to keep these." Chairwoman Cooley seeks a motion. Messenger states "based upon the Findings of Fact as presented in the staff report and as gathered this evening, I move to offer a recommendation of approval of the Conditional Use Permit provided that the conditions as identified in the staff report are complied with." Halls seconded. Motion carried with no dissenting votes noted.

CUP-ReneSola Power Holding LLC (Lowry)

Chairwoman Cooley introduces the item. Applicant Luke Nelson is present. Director Green presents staff report with a recommendation to approve the application with conditions stated in staff report. Chairwoman Cooley asks the applicant if they have any comments to add. Applicant Luke Nelson states "it is very similar to the first one presented." Halls asks about a stormwater plan. Director Green comments that a stormwater plan needs to happen before we permit a land use permit. Chairwoman Cooley opens to the public asking if there is anyone speaking for this. None noted. Chairwoman Cooley asks if there is anyone speaking against this. Chuck Whittemore asks "where is the interconnect located?" Applicant Luke Nelson states "the southeast corner of the system and that is where the driveway would be." Chairwoman Cooley closes the public hearing. Chairwoman Cooley seeks a motion. Messenger states "based upon the Findings of Fact as presented in the staff report, I move to offer a recommendation of approval of the Conditional Use Permit provided that the conditions as identified in the staff report are complied with." Jergenson seconded. Motion carried with no dissenting votes noted.

Tabled/Old Business

There was no old or tabled business.

Adjournment 8:16 p.m. Motion by Jergenson to adjourn the Planning Advisory Commission meeting. Motion seconded by Halls. Motion carried with no dissenting votes noted.

Respectfully submitted,

Shelley Cameron

Shelley Cameron/Sr. Administrative Associate
Pope County Land & Resource Management