



MORRISON COUNTY

*Morrison County provides cost effective, high quality
Services to county residents in a friendly and respectful manner.*

Land Services Department

213 1st Ave S.E., Little Falls, MN 56345

Telephone - 320-632-0170

Toll Free 866-401-1111

All Public Hearings will be held in the
County Board Room of the Government
Center.

Conditional Use Permit Request

Feedlot Application

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Property Address: _____

City: _____ State: _____ Zip: _____

E-Mail: _____ Phone Number: _____

Sec: _____ Twp: _____ Rge: _____ Township Name: _____

Meeting Date Requested: _____

(Circle one) *New or Existing* Feedlot - Existing Animal Units: _____ Proposed: _____

Land is presently zoned: _____ New Manure Storage Area (Y or N)

Do you have a liquid manure pit (Y or N) If yes, months of storage? _____

Total Amount of Contiguous Land Involved (75 acre Minimum): _____

List Parcel ID for all Parcels to Get 75 Acres _____

TWO SEPARATE CHECKS ARE REQUIRED

Public Hearing Fee: (Non-Refundable) \$600.00 payable to "Morrison County Treasurer".

Recording Fee: (Non-Refundable) \$ 46.00 payable to "Morrison County Treasurer".

(If the property is in Abstract and Torrens two (2) recording fees will be required)

If an application is continued at the Public Hearing a \$75.00 fee will be applied.

(ATTACH A COPY OF YOUR FULL LEGAL DESCRIPTION OFF YOUR DEED)

Applicant signature _____ Date _____

CONDITIONAL USE CRITERIA QUESTIONS

PLEASE GIVE AN EXPLANATION TO THE FOLLOWING STATEMENTS:

Explain what you intend to do in detail: _____

The use will not put an excessive burden on roadways, utilities and public facilities such as parks and schools.

Why or Why Not: _____

The request will not be detrimental to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Why or Why Not: _____

The use in the opinion of the Planning Commission is reasonably related to the existing land use and the environment. Groundwater, surface water and air quality in the surrounding area will not be adversely affected by the proposed use.

Why or Why Not: _____

The use is consistent with the purposes of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

Why or Why Not: _____

The use is not in conflict with the Comprehensive Plan or Water Plan of the County.

Why or Why Not: _____

Building and Setbacks (as shown on a site plan)

New Structure Size(s) _____

Height(s) _____

Road Type (Cnty, Twshp, Etc) _____

Closest neighboring feedlot (ft) _____

Closest neighboring residence (ft) _____

Right-of-way Setback _____

Left property line setback _____

Right property line setback _____

Rear property line setback _____

Lake, River, or protected water _____

Non Feedlot Residences within a 1/4 mile (1,320 ft)

Owners Name:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Feedlots within a 1/2 mile (2,640 ft)

Owners Name:

_____	_____
_____	_____
_____	_____
_____	_____

I hereby swear and affirm that the information supplied to the Morrison County Land Services Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that the information supplied by me, the applicant, in applying for this conditional use permit, is inaccurate or untrue.

Applicant

Signature _____ **Date** _____

A sketch form is considered part of your application for a conditional use permit. An aerial photo that is properly labeled or engineered plans are also acceptable.

Checklist

Structure Locations____ Setbacks Marked____ Wells within ¼ mile locations____ Lakes____
Direction of Drainage____ Wetland Areas____ Driveways____ Roads____ Rivers, Streams, Drainage
Ditches____



X

Signature

Today's Date

Date Site Will Be Staked



Morrison County Good Neighbor Plan

The purpose of the Good Neighbor Plan is to *promote good relations between the feedlot operator and neighbors*. Animal agriculture involves your responsibility for management of animal wastes generated by your feedlot.

Manure management implies economic value, environmental issues, and minimizing the offensiveness of the animal waste. *It is imperative that the feedlot operator abides by all aspects of the Best Management Practices in properly applying manure at agronomic rates and show a consideration for your neighbors and the environment.*

What are your manure management plans? (Apply liquid or solid manure, chisel plowing, knife or sweep injection, immediately incorporate, incorporate within 24 hours, transfer all manure, etc).

List neighbor residences within ¼ mile where manure will be generated and spread.

<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

Your good faith effort to your neighbors (e.g. Notify of time and date of pumping and application)

What is your dead animal primary method and secondary method? (Label “1” for primary and “2” for secondary)

Bury_____ Incinerate_____ Rendering Company_____ Composting_____

Applicant Signature_____ **Date**_____

Morrison County Stormwater Plan for Feedlot Construction

Total number of sq. ft. to be DISTURBED: _____

Estimated construction start date: _____

Estimated construction end date: _____

Pre-construction sq. ft. of impervious surface: _____

Post-construction sq. ft. of impervious surface: _____

Total new impervious surface sq. ft. (Post – Pre): _____

Examples of impervious surface include:

- Barns/sheds
- Rooftops
- Driveways
- Other concrete, asphalt, or gravel areas

Receiving Waters

List all waters within one mile (straight line distance) that are likely to receive stormwater runoff from the project during or after construction:

Receiving waters within one mile of project property edge:

Name of water body	Type (ditch, pond, wetland, fen, lake, stream, river)	Impaired Water?
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

* Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment

Temporary Erosion Prevention Practices

Indicate/describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

- ☐ Check dams ☐ Rip rap ☐ Construction phasing ☐ Vegetative buffers
☐ Terracing ☐ Erosion blankets ☐ Minimize soil disturbance
☐ Other (Describe): _____

Describe below installation techniques, procedures, and timelines for implementation of erosion prevention practices (Include estimated quantity of materials):

Temporary Sediment Control Practices

Indicate/describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including tile intakes:

- ☐ Silt fence ☐ Rock construction entrance ☐ Vegetative buffers
☐ Fiber logs ☐ Construction phasing ☐ Minimize soil disturbance/compaction
☐ Other (Describe): _____

Describe below installation techniques, procedures, and timelines for implementation of temporary sediment control practices (Include estimated quantity of materials):

Project Plans and Maps

Indicate below on this form the bullet points identified and attach maps and/or plan sheets that depict the following features, if needed:

- The project location and construction limits.
- Location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.).
- Steep slope locations.
- Locations of all temporary and permanent erosion and sediment controls (silt fences, bale checks, etc.).

Site Drawing

Signature _____ Date _____

Morrison County Feedlot Odor Minimization Plan

Site sketch identification number and List of air emissions/Odor source(s)		Practices employed to minimize emissions	Anticipated odor control strategies**
ID #	Type of Air Emission/Odor Source	List number(s) from back	List number(s) from back
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

**In the event that odor complaints are received and validated by the MPCA/County Feedlot Officer (CFO), the facility/ownership agrees to implement the identified practices identified in this column, pursuant to MPCA/County request and/or approval.

Practices applicable to multiple odor/emissions sources

1. Develop a neighbor relations plan
2. Disperse/mix air with tree plantings
3. Establish adequate separation distances
4. Treatment of escaping air with control technologies
5. Reduce nutrient waste with diet manipulation

Animal holding area(s) specific

6. Maintain clean, dry floors to eliminate manure buildup
7. Eliminate manure buildup under gates, feeders, etc.
8. Promptly clean up any spilled feed
9. Reduce feed waste/water losses
10. Maintain exhaust fans and avoid manure and dust accumulation
11. Use spray oil to reduce dust
12. Higher oil and fat content in feed to reduce dust

Dead animal holding/processing area(s) specific

13. Manage mortalities as required by MN Board of Animal Health
14. Compost/manage mortalities in an enclosed structure
15. Use enclosed and refrigerated dead animal holding area

Solid and Liquid Manure Storage Area(s) Specific

16. Maintain crust on basin by switching to organic bedding
17. Cover liquid manure storage area with straw
18. Notify neighbors of manure agitation periods and avoid holidays
19. Cover liquid manure storage area with synthetic cover
20. Addition of chemicals to manure to reduce odor/emissions
21. Add straw or other bedding material to reduce odor/emissions
22. Separate solids with settling basin or liquid/solid separator
23. Anaerobic digestion
24. Reduce length of time stockpile/manure pack is maintained
25. Solid manure composting
26. Cover the solid manure stockpile
27. Incinerate solid manure at approved/permitted facility

Other practices

28. I will consult the MPCA/CFO to identify changes that can be made to reduce odors following complaints (*anticipated odor control strategies column only*)
29. Other: _____
30. Other: _____

DEADLINE:

1. The Morrison County Planning Commission meets in correspondence with the County Board meetings.
Meetings are held at 6:00 P.M. in the County Board Room. A list of the deadline dates and actual meeting dates is attached.
2. Applications, with all the required forms, must be received by the Land Services Department by the required deadline date.

THE APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING!!!

1209.1 Tier II (301 to 650 animal units), Tier III (651 to 1,000 animal units), and Tier IV (1,001 to 2500 animal units), must meet the following minimum setbacks and parcel size requirements:

	301 – 650 AU Tier II	651 – 1000 AU Tier III	1001 – 2500 AU Tier IV
Non-Feedlot Residence	1000'	1000'	1000'
Non-Feedlot Residence from Hog Facility	1320'	1320'	1320'
Road Right of Way	200'	200'	200'
Incorporated City with population greater than 500	2640'	2640'	3960'
Lakes	1000'	1000'	1000'
Other protected waters	300'	1000'	1000'
Property Line	200'	200'	200'
Other existing feedlot	660'	660'	1320'
Minimum Contiguous Parcel	75 acres	75 acres	75 acres

*** No Feedlot may exceed 2,500 animal units and no more than 1,500 animal units in any feedlot may be swine.**

***All new construction on a feedlot proposing a tier change or a new feedlot must meet the above setbacks, unless a variance has been approved by the Morrison County Board of Adjustment.**

***If at any time land is sold and 75 contiguous acres is not maintained, the C.U.P. becomes void.**

2026 BOA/MCPC Deadlines & Meeting Dates

(Meetings will be held in correspondence with the County Board Meetings each month except if a Holiday)

<u>Deadline</u>	<u>Meeting</u>
Wed. December 10, 2025	Tues. January 6, 2026
Tues. December 23, 2025	Tues. January 20, 2026
Wed. January 7, 2026	Tues. February 3, 2026
Wed. January 21, 2026	Tues. February 17, 2026
Wed. February 4, 2026	Tues. March 3, 2026
Wed. February 18, 2026	Tues. March 17, 2026
Wed. March 4, 2026	Tues. March 31, 2026
Wed. March 18, 2026	Tues. April 14, 2026
Wed. April 1, 2026	Tues. April 28, 2026
Wed. April 15, 2026	Tues. May 12, 2026
Wed. April 29, 2026	Tues. May 26, 2026
Wed. May 13, 2026	Tues. June 9, 2026
Wed. May 27, 2026	Tues. June 23, 2026
Wed. June 10, 2026	Tues. July 7, 2026
Wed. June 24, 2026	Tues. July 21, 2026
Wed. July 8, 2026	Tues. August 4, 2026
Wed. July 22, 2026	Tues. August 18, 2026
Wed. August 5, 2026	Tues. September 1, 2026
Wed. August 19, 2026	Tues. September 15, 2026
Wed. September 2, 2026	Tues. September 29, 2026
Wed. September 16, 2026	Tues. October 13, 2026
Wed. September 30, 2026	Tues. October 27, 2026
Wed. October 14, 2026	Mon. November 9, 2026
Wed. October 28, 2026	Tues. November 24, 2026
Tues. November 10, 2026	Tues. December 8, 2026
Wed. November 25, 2026	Tues. December 22, 2026

(Viewing: prior to meeting date if viewing properties)

CONDITIONAL USE REQUEST P O L I C Y

The property owner may make application to the Morrison County Planning Commission for a Conditional Use Permit for circumstances not regularly allowed under the Morrison County Land Use Control Ordinance. After the Planning Commission meeting, the request is heard the at the next Morrison County Board of Commissioners meeting. The property owner or a representative must be present at the Planning Commission Meeting.

FEEDLOT APPLICATION CHECKLIST (for the applicant)

- _____ A site visit with the Land Services Department
- _____ Applicant packet is completed and signed on all signature pages. Applications are only accepted from current property owners.
- _____ Applicant must provide evidence of ownership
- _____ Copy of the legal description from property deed is needed for recording
- _____ A detailed sketch, with all items described in the drawing checklist
- _____ If including a manure storage area capable of holding 20,000 gallons or more, an engineer must design plans and specs
- _____ Clearly identify all new structures and property lines on site with flagging or staking
- _____ A compliance inspection has been completed by Morrison CFO or MPCA
- _____ Completed Environmental Review from SWCD
- _____ Attended A Development Review Team Meeting (DRT Meeting)
- _____ Road access approval from State, County, or Township (if needed)
- _____ Completed the Morrison County Good Neighbor Plan Form
- _____ Submit a completed Manure Management Plan
- _____ Application fee of \$600 to Morrison County Treasure and a fee of \$46 to Morrison County Treasurer (fees are NON-refundable). There must be two separate checks.
- _____ **I certify that all property boundaries have been marked with flags or staking and I assume the responsibility that they are correctly marked.**

Applicant Signature _____ **Date** _____



MORRISON SOIL AND WATER CONSERVATION DISTRICT

16776 Heron Road * Little Falls, Minnesota 56345
(320) 616-2479 x-101 * www.morrisonswcd.org

Environmental Review Request Form

Type and Size of Project Requested _____

An Environmental Review of my feedlot as required by the Morrison County Land Use Ordinance for consideration of a Conditional Use Permit.

Applicants Name _____

Mailing Address _____

Feedlot Address (if different) _____

Home Phone _____ Cell Phone _____

Planning Commission Meeting Date _____ Comments _____

I request an Environmental Review of my feedlot by the Morrison SWCD as required by the Land Use Ordinance for consideration of a Conditional Use Permit.

APPLICANT SIGNATURE

DATE

\$500

PAYMENT _____

RECEIVED

Date / Ck # / Rec #

X:/ENVIRONMENTAL REVIEW

MISSION: TO PROVIDE LEADERSHIP AND DIRECT ASSISTANCE FOR CONSERVATION MANAGEMENT OF SOIL AND WATER.