

2016cu002 – March 1st, 2016

Prepared by Richard Haugen

Applicant/Owner: Norfeld Colony by Joseph Stahl, 20426 482nd Ave, White, SD 57276

Legal Description: “NW1/4 & SW1/4 Sec. 14 T111N, R48W (Sherman Township)”

2016cu002: Norfeld Colony has applied for a Class “A” Confined Animal Feeding Operation (CAFO) to add a swine operation consisting of 252 farrowing sows (with litters), 998 gestating sows, 200 gilts (female pigs) to be raised as replacement stock and 5,600 feeder pigs, for a total of 1,275 animal units, for a farrowing to nursery (feeder pig) operation.

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Conditional Use # 11: Class A, B, C and D Concentrated Animal Feeding Operations. See Section 22.00- Article 22.00 Concentrated Animal Feeding Operation.

Norfeld Colony was granted a special exception # 8: “Institution farms, including religious farming community” by the Brookings County Planning and Zoning Commission on June 1st, 2004.

Norfeld Colony was granted a conditional use # 11: “Class A, B, C or D Concentrated Animal Feeding Operations” for a Class “B” – CAFO with 1,440 animal units for a turkey facility, by the Brookings County Planning and Zoning Commission on May 2nd, 2006 and has a state CAFO permit from South Dakota Department of Environment and Natural Resources.

Norfeld Colony has a Class “B” CAFO for a feeder to finish swine (piglets greater than 55 pounds being fed to market weight) for 3,920 head or 1,568 animal units. This is located at 20671 482nd Ave, White, SD 57276 and is located 2 ½ miles south of the main farm. This is the former Sheffield operation that was purchased and transferred to Norfeld Colony on July 28th, 2004.

This conditional use CAFO application will be for a swine breeding, gestation, farrowing and nursery facility, with the feeder pigs being moved out before or at 55 pounds. Only the replacement selected gilt piglets will be keep on site for breeding stock replacements. The animals will all be housed in one building. Letters were sent to the adjoining landowners, Sherman Township Chairman and clerk, Brookings County Highway Department and Brookings-Deuel Rural Water. The proposed site is located at their existing farm, 20426 486th Ave, White, SD 57276, which is located on Brookings County 27, a county gravel road.

The engineer’s report by Brian Friedrichsen of Dakota Environmental is enclosed and contains the information required per Article 22; Section 8: “Information Required for Class A and B Concentrated Feeding Operation Permit”, the zoning office has reviewed the documents.

The location of the proposed site is NOT located in the Zone “A” (Well head Protection Areas) or Zone “B” (remainder of the mapped shallow/surficial aquifer not included in Zone “A”), according to the “First Occurrence of Aquifer Materials in Brookings County, South Dakota” map (Article 16.00 Aquifer Protection) and noted in the engineer’s report. The earthen storage pond has been designed for 365 days of storage, with added volume designed into the

pond for additional events, plus an additional 2 feet of free board. There is also a proposed secondary berm located to the south of the pond site, to act as buffer or secondary containment. Secondary berms have and are being used in other existing CAFO operations.

The applicant (Norfeld Colony) has a clean, well-kept facility and the zoning office has not received any complaints with the current operation.

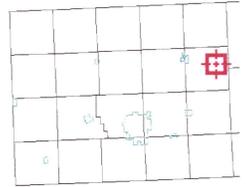
Granting the conditional use would be an additional agricultural use in rural area of Brookings County.

Denying the conditional use request the applicant would still be able to continue their current turkey and swine finishing CAFO state permitted operations.

2016 cu 002



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

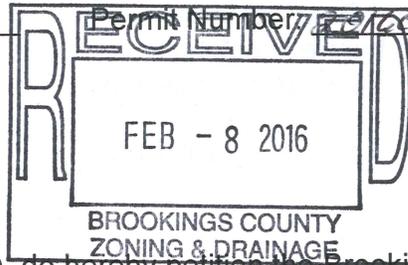
Parcel ID	190001114814200	Alternate ID	n/a	Owner Address	NORFELD HUTTERIAN BRETHREN INC
Sec/Twp/Rng	14-111-48	Class	AGA		20426 482ND AVE
Property Address	20426 482ND AVE	Acreage	160		WHITE SD 57276
	WHITE				
District	1910				
Brief Tax Description	NW 1/4 SEC 14-111-48 160.0 AC				
	(Note: Not to be used on legal documents)				

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APPLICATION FOR CONDITIONAL USE PERMIT

2016cu002

Date of Application: 2-8-16



To: Brookings County Planning Commission
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Brookings County Planning & Zoning Commission of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Farrowing - 252
Gestating Sows - 998
Gilts - 200
Nursery Pigs - 5000
four
Class A CAFO Swine, Farrowing to Feed pr

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit #11: Class A, B, C and D Concentrated Animal Feeding Operation.

C.) Legal Description of Property:

NW 1/4 Sec 14, T111N, R48 W and SW 1/4 Sec 14, T111N, R48 W (Sherman Twp)

parcel # 190001114814200 & 190001114814100

Form continued on page 2

Looking east from driveway on 482nd Ave



2016cu002: Norfeld Colony



Lookings north from 205th St



Looking south from main farm driveway

