

ZONING PERMIT FOR EXISTING & CLASS 'D' CAFOS APPLICATION PACKET

New Class D CAFOs (less than 250 animal units) and expanding existing CAFOs (existed before May 26, 1998 and expanding to a maximum extent of 1,000 animal units) may be able to obtain a permit administratively through a zoning permit. To be approved administratively, these specific CAFO types must meet several minimum criteria. Those CAFOs which do not meet the minimum criteria must obtain a conditional use permit which involves a public hearing.

APPLICATION REQUIREMENTS

To obtain a permit, it is suggested that the applicant first meet with the Planning Department to discuss the proposed operation and to determine the appropriate application type – zoning permit or conditional use permit. A zoning permit application requires a \$50 non-refundable filing fee.

Specific criteria for a new Class D CAFO are listed in Section 3.03 (I) of the 1990 Revised Zoning Ordinance for Minnehaha County. The criteria for an expanding existing operation is located in Section 3.03 (J) of the same ordinance. These criteria include requirements for setbacks from neighboring uses, location restrictions, and manure management considerations. A clear and precise site plan is likely the most useful tool in showing that a proposed CAFO meets the

required criteria. An application should also provide a description of the daily activities of the operation such as manure storage and disposal, type of animals to be on the property, and the type of facility used to house the animals. Staff may also require additional documents at the time of application.

APPROVAL PROCESS

Once the Planning Department has received the zoning permit application for a CAFO, the application must be reviewed for compliance. The more organized the application and supporting materials are, the less time the administrative review will take to complete. Planning Staff may place conditions on a zoning permit during the approval of the application. If the application does not meet the ordinance required criteria or the applicant disputes the staff decision on the permit, then the permit can be forwarded through the conditional use permit process with all applicable fees.

ADDITIONAL CONSIDERATIONS

Regardless of the permit type or process that will work for a proposed CAFO, staff recommends that the applicant meet with neighboring property owners to discuss proposed plans. Meeting in advance may help the understanding of a proposal and concerns that may arise from a CAFO.



ZONING PERMIT FOR EXISTING & CLASS 'D' CAFO APPLICATION CHECKLIST

- ☐ Complete application form.
- ☐ Comprehensive site plan. Be sure to include property lines, existing and proposed structures, locations of any manure containment, and setbacks from property lines to any structures.
- ☐ Written narrative describing all aspects of the proposed CAFO.
- ☐ All required engineer stamped documents.
- ☐ \$50 Non-refundable application fee.

Minnehaha County Planning & Zoning

EXISTING & CLASS 'D' CAFO APPLICATION FORM

Application #:
Date:
Filing Fee: \$50
Receipt #

FILING FEE IS NON-REFUNDABLE

Legal Description of Property:

Address or General Location:

Map ID #: Parcel ID #: Acres in Parcel(s):

Proposed Use: Expansion of Existing CAFO New Class D CAFO

CAFO Type: Within a Structure Open Lot Manure Handling Type: Liquid Non-liquid

Animal Type & Number: Cattle Dairy Chickens Laying Hens Other than Laying Hens
Horse Sheep Turkey Swine Finisher Nursery Farrow-to-Finish

Please Attach Site Plan, Narrative, and All Supporting Documents

I/We hereby apply for a zoning permit for the above stated use, and I/we certify that all statements herein and on attached documents are true and correct. I/We understand that any false statements or omissions may result in denial of this permit and jeopardize future permits. I/We grant authority to authorized representatives of Minnehaha County to enter the above noted property at this time and in the future for inspection purposes.

Applicant: (print)

Signature: Date:

Phone Number:

Address:

City: State: Zip:

Email Address:

Owner: (print)

Signature: Date:

Phone Number:

Address:

City: State: Zip:

Office Use only

Approved By:

Signature:

Date:



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