
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Slaughterhouse Ordinance Amendment - Draft**
DATE: June 23, 2020

This is informational only

The Planning Commission Board was asked to consider amending the Zoning Ordinance to allow in the B-3 General Commercial District and MN-1 Industrial District as a permitted use for Slaughterhouse Activities through a Conditional Use Permit process.

Staff has prepared a Slaughterhouse Ordinance Amendment for your review. Staff welcomes comments or recommendations from the City Council prior to the Planning Commission meeting on July 20th where they will hold a public hearing. The Planning Commission would forward the Ordinance Amendment to the City Council for the first reading on July 23rd and second reading on August 13th.

ORDINANCE # _____

CITY OF PRINCETON, MINNESOTA

AN ORDINANCE AMENDING THE ZONING ORDINANCE ADDING DEFINITIONS AND PROVIDING FOR THE PERMITTED USE OF SLAUGHTERHOUSE ACTIVITIES IN THE B-3 ZONED DISTRICT AND MN-1 DISTRICT THROUGH THE CONDITIONAL USE PERMIT PROCESS.

SECTION 1. Chapter II (Definitions) of the Zoning Ordinance is amended as follows (underline indicates additions; ~~strikethrough~~ indicates deletions):

Animal, Non-domestic

Animals ~~which are kept outside the home for purpose of food or pleasure, such as but not limited to,~~ livestock (cattle, hogs, swine, sheep, goats, farmed Cervidae, chickens, poultry and/or ratitae, horses, bison, mules, or other equines, Llamas, elk, wild game; deer, bear, and game birds), bees, birds (such as falcons, and wild and scrub pigeons), and similar animals.

Custom Processing

“Custom processing” means slaughtering, eviscerating, dressing, or processing an animal or processing meat products for the owner of the animal or of the meat products, if the meat products derived from the custom operation are returned to the owner of the animal. No person may sell, offer for sale, or possess with intent to sell meat derived from custom processing except in conformance with this Ordinance.

Custom Processor

“Custom processor” means a person who slaughters animals or processes non-inspected mean (not under continuous inspections by either the MN Dept. of Agriculture or US Dept. of Agriculture for slaughter house activities) for the owner of the animals, and returns the majority of the meat products derived from the slaughter or processing to the owner. “Custom processor” does not include a person who slaughters animals or processes meat for the owner of the animals on the farm or premises of the owner of the animals.

Meat Food Product

“Meat food product” means a product usable as human food, animal foods, or fertilizer and made wholly or in part from meat or a portion of the carcass of animals.

Sell or Sale

“Sell” or “sale” includes the keeping, offering or exposing for sale, use, transportation, transferring, negotiating, soliciting, or exchange of meat or meat food products, or the having in possession with intent to sell, use, transport, negotiate, solicit or exchange the same and the storing or carrying thereof in aid of traffic therein, whether done or permitted in person or through others.

Slaughter House

"Slaughter house" means any land, building, place or establishment in which animals are slaughtered, eviscerated, or dressed.

SECTION 2. Section 10 (B-3 General Commercial District) of Chapter V (Zoning Districts) of the Zoning Ordinance is amended as follows:

C. Conditional Uses

Slaughter House Activities, in accordance with Section VI.CC.

SECTION 3. Section 13 (MN-1 Industrial District) of Chapter V (Zoning Districts) of the Zoning Ordinance is amended as follows:

D. Conditional Uses

Slaughter House Activities, in accordance with Section VI.CC.

SECTION 4. Section CC (Slaughter House Activities) shall be added to Section 2 (Standards) of Chapter VI (Performance Standards) of the Zoning Ordinance as follows:

CC. Slaughter House Activities

1. Purpose.

No person may, with respect to any animal or meat food product, slaughter any animal or meat food product, slaughter any animal or prepare an article that is usable as human food, at any establishment or place of business within the City of Princeton except in compliance with this Ordinance. Additionally, no person may operate any slaughterhouse or custom processing activity except in compliance with this Ordinance.

2. Conditional Use Permit required.

The operation of a slaughterhouse or custom processing activity is allowed as a conditional use only in the B-3 General Commercial Zoning District and the MN-1 Industrial District. All such uses must, however, be in strict conformance with all Federal and State laws for the operation of such facilities. No person shall operate a Slaughter House without first obtaining an Conditional Use Permit in writing from the City, in accordance with the provisions of Section IV.3 of the Zoning Ordinance and subject to the following conditions to govern slaughter house and custom processing activities in the City of Princeton:

a. Slaughter of animals shall take place inside a closed building in a confined

area to prevent the transmission of sound associated with the slaughter to the outside.

b. The transport of animals and by-products from the slaughter or to support the business shall be pursuant to the conditions set forth in the Conditional Use Permit issued by City of Princeton.

c. Off street parking sufficient to handle all customers, employees, trucks or transport vehicles shall be provided. Parking for all traffic utilizing the business shall be provided for on-site and off public roads, and other easements.

d. The applicant shall provide a traffic impact analysis should staff recommend.

e. The main entrance to the facility must be located on a state highway, county road, or township road, or City road. Access shall not be permitted through a residential area.

f. The site must be served by an approved On-Site Sewage Treatment System or the City Sewer System. Disposal of waste shall be in accordance with all applicable laws and regulations. This is meant to include, but is not limited to, all sewage, processed and unprocessed animal parts, manure, entrails, blood, hides, and bones.

g. The facility must have all necessary federal, state and county licenses and approvals, and comply with all state and federal health and safety regulations.

h. The maximum area (indoor, outdoor or combination thereof) for the keeping or slaughtering of animals shall not exceed sixty (60%) of the individual lot or parcel site. The Conditional Use Permit will limit the number of animals for the keeping or slaughtering.

i. The facility hours of operations shall be pursuant to those set forth in the Conditional Use Permit issued by the City of Princeton.

j. Exterior storage areas, including animal storage areas, and vehicle and trailer storage, shall be fenced and screened from adjacent property and public rights of way. Fencing shall be sufficient to provide adequate screening and contain animals securely on the owner's property at all times.

k. Animals shall be enclosed in gated enclosures with a minimum height of 6 feet.

1. Manufactured steel pipe panels shall have a minimum pipe diameter of two (2) inches and shall have a minimum of six (6) horizontal pipes.

l. Live animals may be held on the site for no more than twenty-four (24) hours.

m. Waste slaughter byproducts shall be disposed of in accordance with all applicable federal, state, and local regulations. At a minimum, waste shall be disposed of within forty-eight (48) hours of being produced. Waste shall be stored in airtight containers and shall be confined in fully enclosed structures. Manure from holding areas shall be removed from the site daily or stored in a manner to control odor as approved by the City of Princeton.

n. The permit shall be subject to a facility management plan, waste handling, site plan, and noise and odor control plan approved in writing by the City of Princeton Zoning Department.

o. All exterior structures and improvements or fences for the keeping or confinement of animals shall meet all setbacks as defined by the City of Princeton Zoning Department. Documentation of compliance maybe required at anytime to maintain the conditional use.

p. All loading and unloading areas shall be screened from view from adjacent properties and public streets.

EFFECTIVE DATE. This ordinance shall take effect upon its summary publication in the City's official newspaper. Said publication shall read as follows:

Ordinance #____ amends the Zoning Ordinance, allowing Slaughterhouse Activities as a Conditional Use Permit in the B-3 Zoning District and the MN-1 District, subject to specific conditions. A copy of the full ordinance is available for review at City Hall.

ADOPTED by the City Council of the City of Princeton this ____ day of _____, 2020

Brad Schumacher, Mayor

ATTEST:

Shawna Jenkins, City Clerk