

Vermillion Township  
Beissel  
Public Hearing Minutes  
November 19, 2025

Attendance:

Chairman Jeramy Ladzun  
Supervisor Jason Anderson  
Supervisor Lyle Fritz  
**Clerk Cynthia Ladzun**  
Planner Nate Sparks

Chairman Ladzun opened the public hearing at 6:50 pm and the Pledge of Allegiance was recited.

**Clerk Cynthia Ladzun** read the public notice.

Planner, Nate Sparks explained that the applicant currently operates an existing feedlot on the property and is looking to remove two existing barn structures as well as an outdoor concrete manure pit and replace it with one new barn that would include the manure pit under the building, attached office space, and a separate mortality facility. The property is currently allowed to have 236.2 animal units, and the applicant is proposing 360 animal units. Based on the 360 animal units, a setback of 2,520 feet is required between the feedlot and occupied dwellings. Since there are sixteen dwellings located within this required setback the applicant is requesting a variance to the animal unit setback as well as a conditional use permit amendment for the new barn.

The applicant, Steven Beissel explained that when his Grampa started raising hogs back in the 1950's it was before most of the neighboring houses were built or had been moved into. He would like to continue the family farm, however the current facility is long overdue for an update and expansion as it takes more animals and acres to provide a living than it did 30 years ago. The new facility would offer several environmental improvements including the decommissioning of the open manure lot and pit and replacing it with an under-the-barn pit which should mean less manure smell. Using manure compared to a commercial fertilizer for crop production has several benefits which include soil structure and organic matter, improved water holding capacity, and nutrient retention. It also reduces the amount of commercial fertilizer needed which is largely imported and allows the farm to more sustainability raise crops. When managed properly, manure is an asset to the environment and the economy. Vermillion Township is an agricultural community in which livestock is an important part of agriculture, not only for meat production, but also for the benefits from the manure which can contribute to sustainable crop production.

There was one email that was received prior to the public hearing, and it was read out loud.

Items of discussion during the public hearing were:

- How far the feedlot must be from a well.
- The methane from the manure will be vented.
- Ordinance states the facility needs to be 7 feet for each animal unit from the nearest dwelling.
- If approved, adding verbiage stating that selling to a commercial operation is not an option.
- Assistance to build the barn is coming from National Resources Conservation Services (NRCS).
- Positive change vs negative change as the ordinance keep family farmers on the farm.
- Improvement to safety, looks, odor, water quality on and/or around the existing farm.
- Could the facility be built in a more centralized location on the property.
- Currently it's a farrow-to-finish operation.
- New operation will be contracted.
- Existing footprint and new footprint are very similar in size.
- Livestock farming is slowly dying, and this is a way of trying to maintain the farmstead.

Adjourn:

Ladzun motioned to table the public hearing at 7:30 pm. Anderson seconded the motion; all were in favor and the motion carried.

Cynthia Ladzun  
Vermillion Township Clerk