



Redwood County

www.co.redwood.mn.us

Application for Extraction Conditional Use Permit /
Temporary Grading and Filling Permit

Location of the Extraction:

Permit #: 2-18 Date: 4-18-18

Address: Sanatoga Ave City: Morton State: MN Zip: 56270
House # Street Name
Parcel #: 65-524-302 Township: Sherman Section: 26 Twp #: 112 Range: 34

Legal Description:

N 1/2 of the S 1/4, Sherman Twp., Redwood Co

Information about the Extraction:

Zoning District: Ag
Soil Type 1: Wadena Loam
Soil Type 2: Ver. Esterville s torden
Type Of Extraction: sand/gravel If other, please explain: _____

General description of the extraction:

We are planning on extracting sand & gravel from a new pit approximately 3 acres in size

Total acres in the parcel: 80 Number of acres to be extracted: 3

Type of Road: Trp gravel Right-of-Way Footage: _____

Setbacks: (Please enter in feet)

Setback from the Center of the Road: 1100'
Side Yard Setback: 1000' Direction: N
Side Yard Setback: 25' Direction: S
Rear Yard Setback: 725' Direction: E

Starting Date: June 2018 Estimated Date of Completion: Jan 2026

Life Expectancy of Operation: 8 yrs (maximum 10 years)

Drainage Plan:

See attached

Landscape and screening plans:

See attached

Water plan (estimated water use):

No water is expected to be used for this operation

Statement addressing noise, vibration, glare, heat, smoke, particle matter, odors, exterior lighting, toxic or noxious matter, dust, etc:

See attached

Reclamation plan:

See attached

Estimated Cost of Reclamation: \$10,000.00

General Contractor:

Name: TNT Construction City: Morgan State: MN

Applicant Information:

First Name: Charles D. Last Name: Neitzel

Business:

Address: 41687 307th St City: Morton State: MN Zip: 56270

Home Phone: Cell Phone: 507-829-5478

Land Owner Information:

First Name: Charles Last Name: Neitzel

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: [Signature] Date: 8-22-18

Please attach the following information:

1. A detailed site map. This must include: soil types, topography (10 foot contour intervals), location of watercourses, outline of maximum area to be excavated, setbacks from property lines, vertical profile of area to be excavated including overburden, proposed and existing locations of any structures, stockpiles or operation areas, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, road routes for heavy equipment, any signs being posted, and public areas next to the extraction.

2. An estimated bid of the reclamation along with a detailed map 1" = 100' or larger.

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Extraction Fee: \$700 Receipt #: 486925 Date Approved:

Commission Action:

County Board Action:

Approved: Date: Approved: Date:

Disapproved: Date: Disapproved: Date:

Drainage

- A SWPPP plan will be implemented for the site to prevent any potential runoff from any rain water.

Landscape and screening plans

- No landscaping or screening is planned for the site. Upon completion of the operation the site will return to production agriculture.

Noise

- With a setback of over 1320 feet to the nearest residence noise is not expected to be an issue. The operation is expected to run only in day light hours.

Vibration, glare, heat, smoke, particle matter, odors, exterior lighting, toxic or noxious matter is not expected to be applicable to this operation.

Dust Control

- Trucks carrying sand / gravel will exit from the driveway to Saratoga Ave a township gravel road and head either north or south then west to County Highway 2 an asphalt road. Dust control methods are anticipated to be used in front of residences.

Reclamation Plan

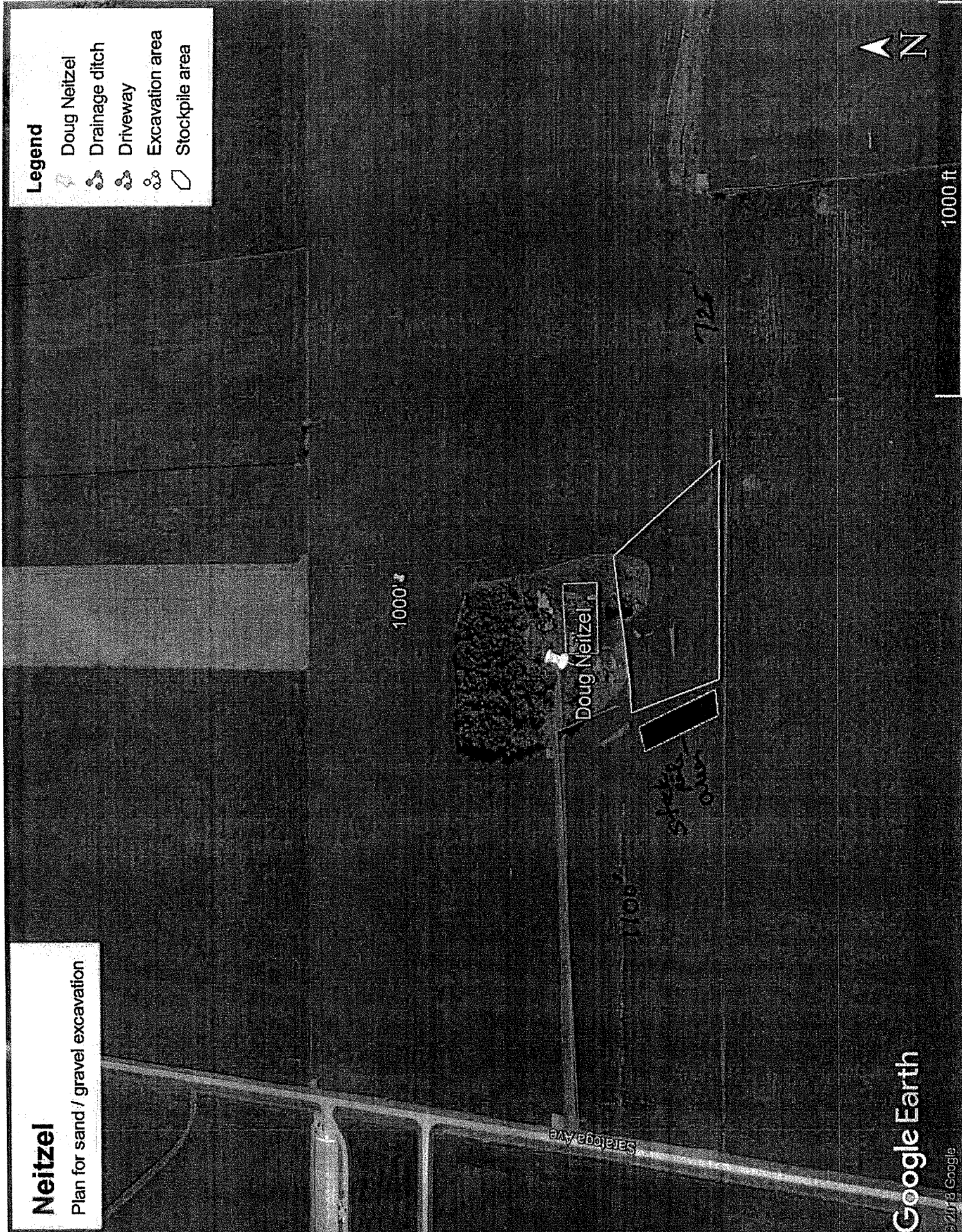
- Top soil will be removed from the excavation site and stockpiled at the beginning of the project and when operations are complete will be returned to the site as top soil. The site will return to production agriculture. Soil not used for backfill in a planned swine confinement barn can also be used for reclamation.

Neitzel

Plan for sand / gravel excavation

Legend

- Doug Neitzel
- Drainage ditch
- Driveway
- Excavation area
- Stockpile area

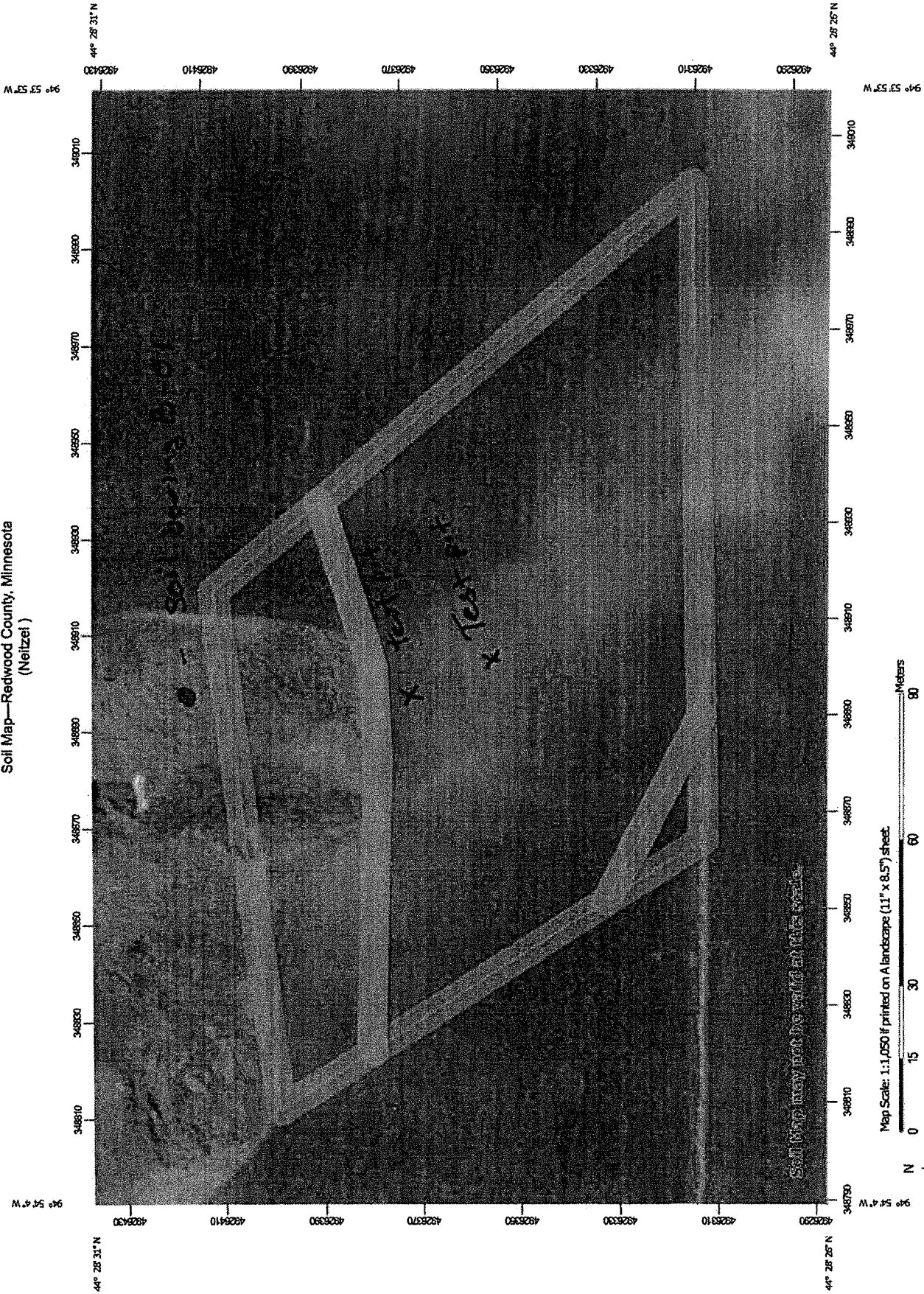


Google Earth

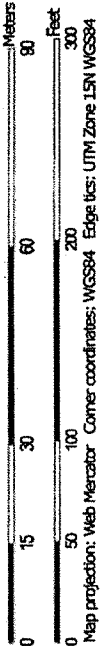
© 2013 Google

1000 ft

Soil Map—Redwood County, Minnesota
(Neitzel)



Map Scale: 1:1,050 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
39B	Wadena loam, 2 to 6 percent slopes	0.7	24.5%
999B2	Ves-Estherville-Storden complex, 3 to 6 percent slopes, eroded	2.1	73.3%
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.1	2.2%
Totals for Area of Interest		2.9	100.0%

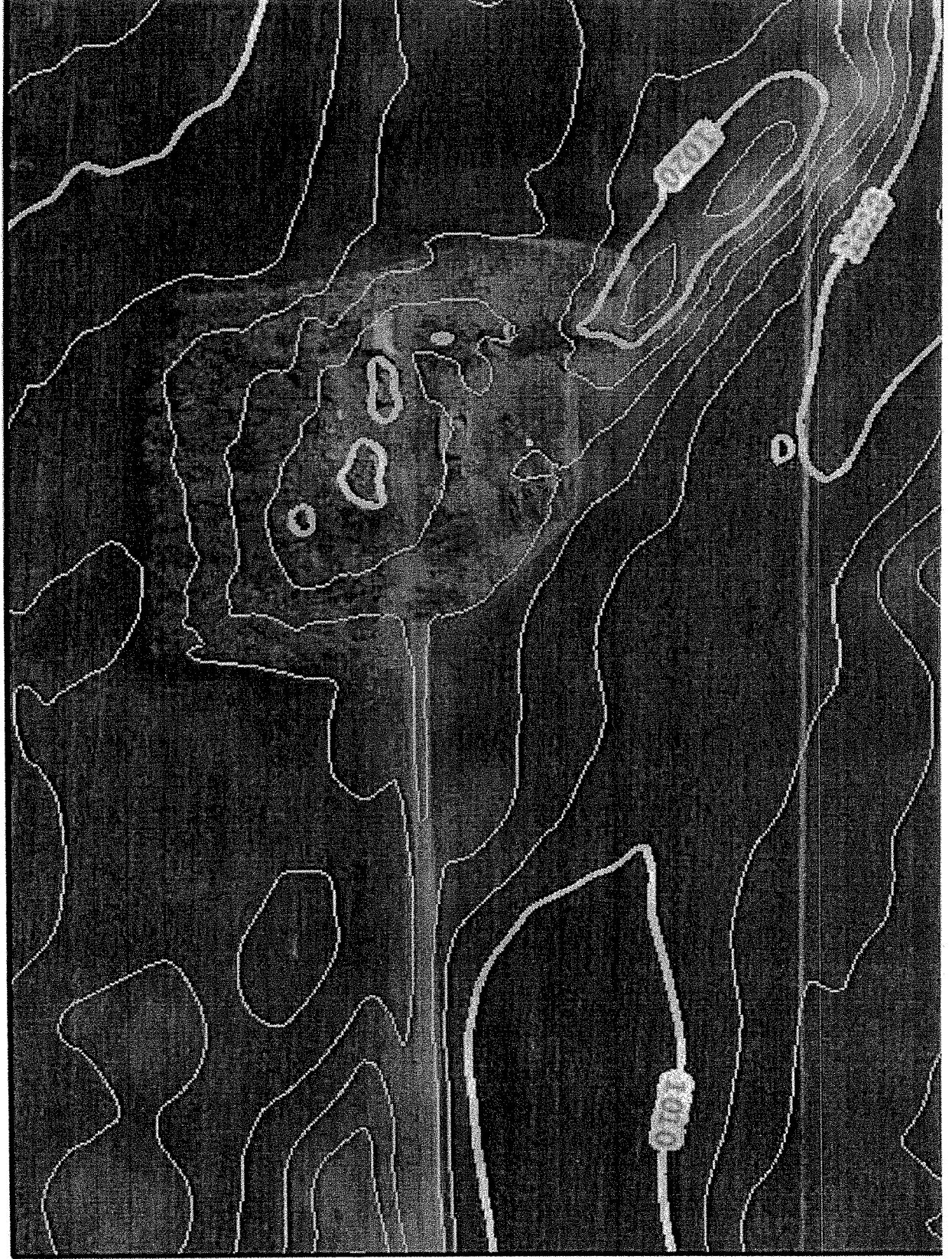
LOG OF BORING

CHOSEN VALLEY TESTING

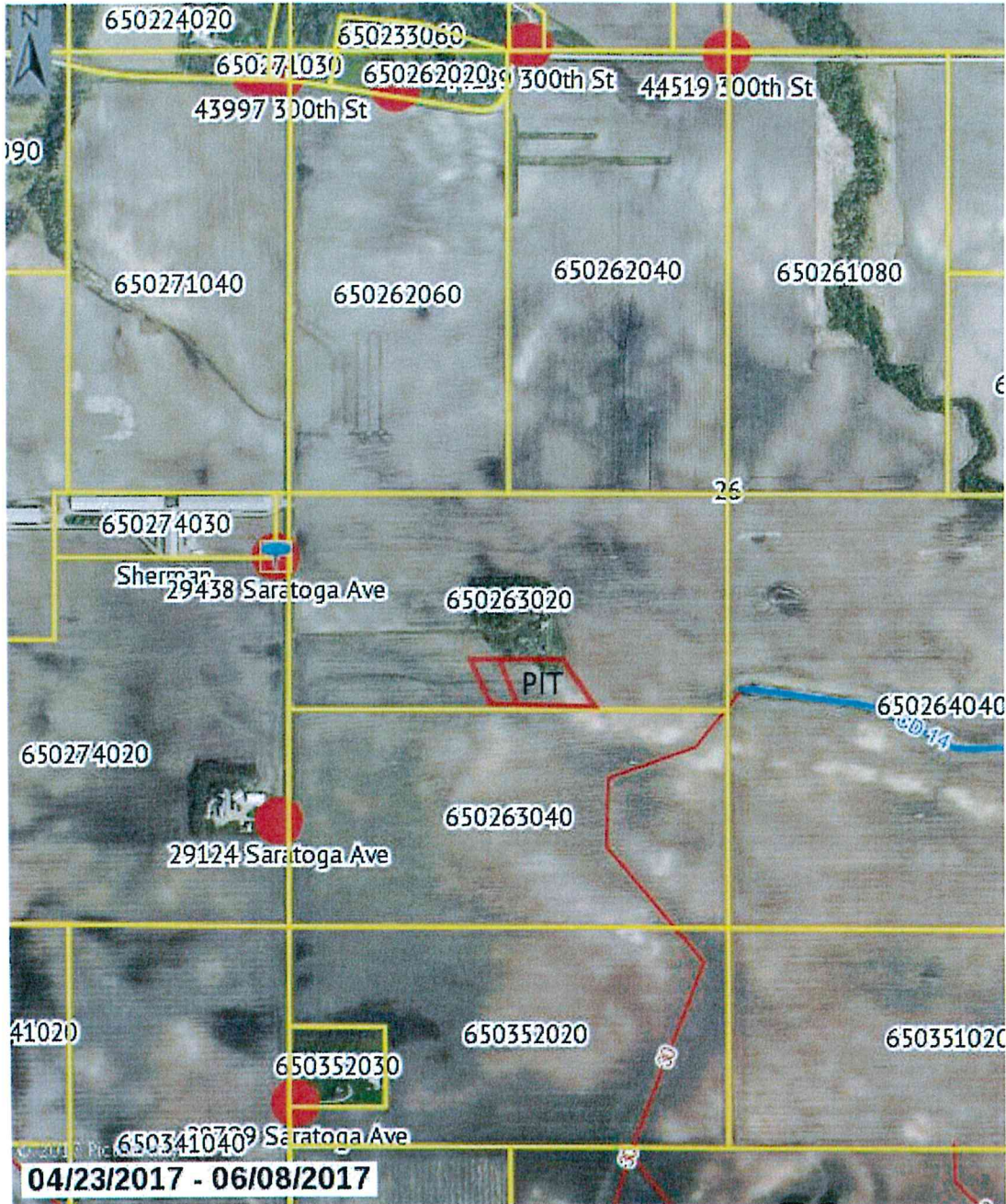
PROJECT: 12790.18.MNS Design Phase Geotechnical Evaluations Neitzel Hog Barn Saratoga Ave. Sherman Twp., Minnesota				BORING: B-01		
				LOCATION: See attached sketch.		
				DATE: 2/22/18	SCALE: 1" = 3'	
Elev.	Depth	ASTM D2487 Symbol	Description of Materials (ASTM D2488)	BPF	WL	Tests or Notes
1017.2	0.0	OL	TOPSOIL , Slightly Organic Sandy Lean Clay, trace Organics, black, wet.			
1014.7	2.5	SC SM	SILTY CLAYEY SAND , fine grained, trace Gravel, brown, wet, very loose to loose. (Glacio-Fluvium)	5		MC=27%
				6		MC=33%
1010.7	6.5	SM	SILTY SAND , fine-to-medium grained, seams of Silt, grayish brown, very wet, loose. (Glacio-Fluvium)	9		MC=30% 200 wash = 41% passing
1008.2	9.0	ML	SILT , seams of Poorly Graded Sand with Silt, gray, wet, medium. (Glacio-Fluvium)	6	▽	MC=42%
				6		MC=31%
1003.7	13.5	SM	SILTY SAND , fine grained, brown, wet, medium dense. (Glacio-Fluvium)	12		MC=26%
1002.3	14.9		End boring. Water was observed at 10 feet after auger removal. Boring sealed upon completion.			

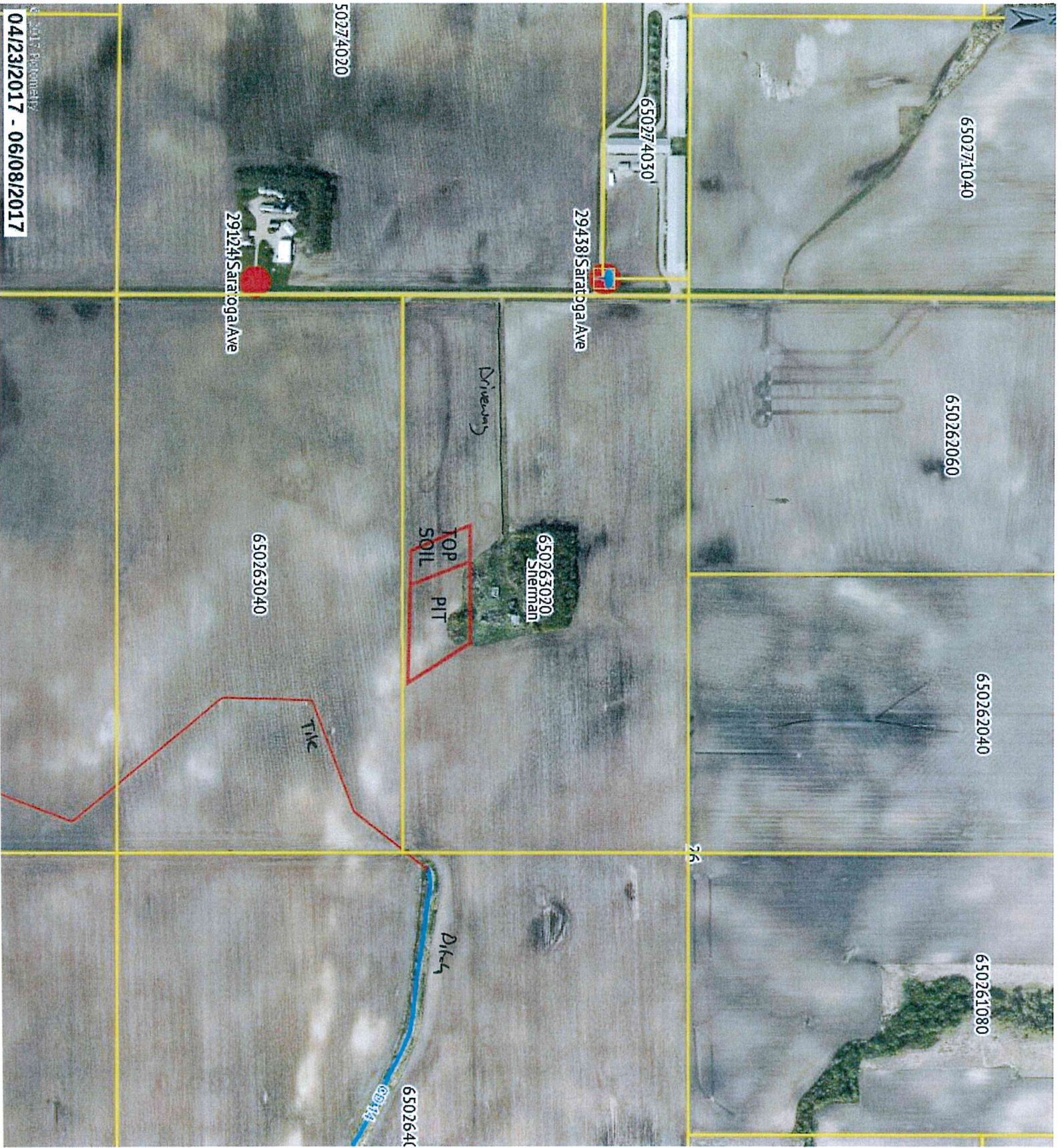
LOB 12790.18.MNS/NEITZEL HOG BARN SHERMAN TWP. REPORT AND STANDARD PLATES FOR EVALUATION AND DESCRIPTIVE TERMINOLOGY.

Neitzel



NEITZEL AREA MAP





04/23/2017 - 06/08/2017

50274020

650274030

29438 Saratoga Ave

650271040

650262060

650262040

650261080

650263020
Sherman

29124 Saratoga Ave

650263040

TOP
SOIL
PIT

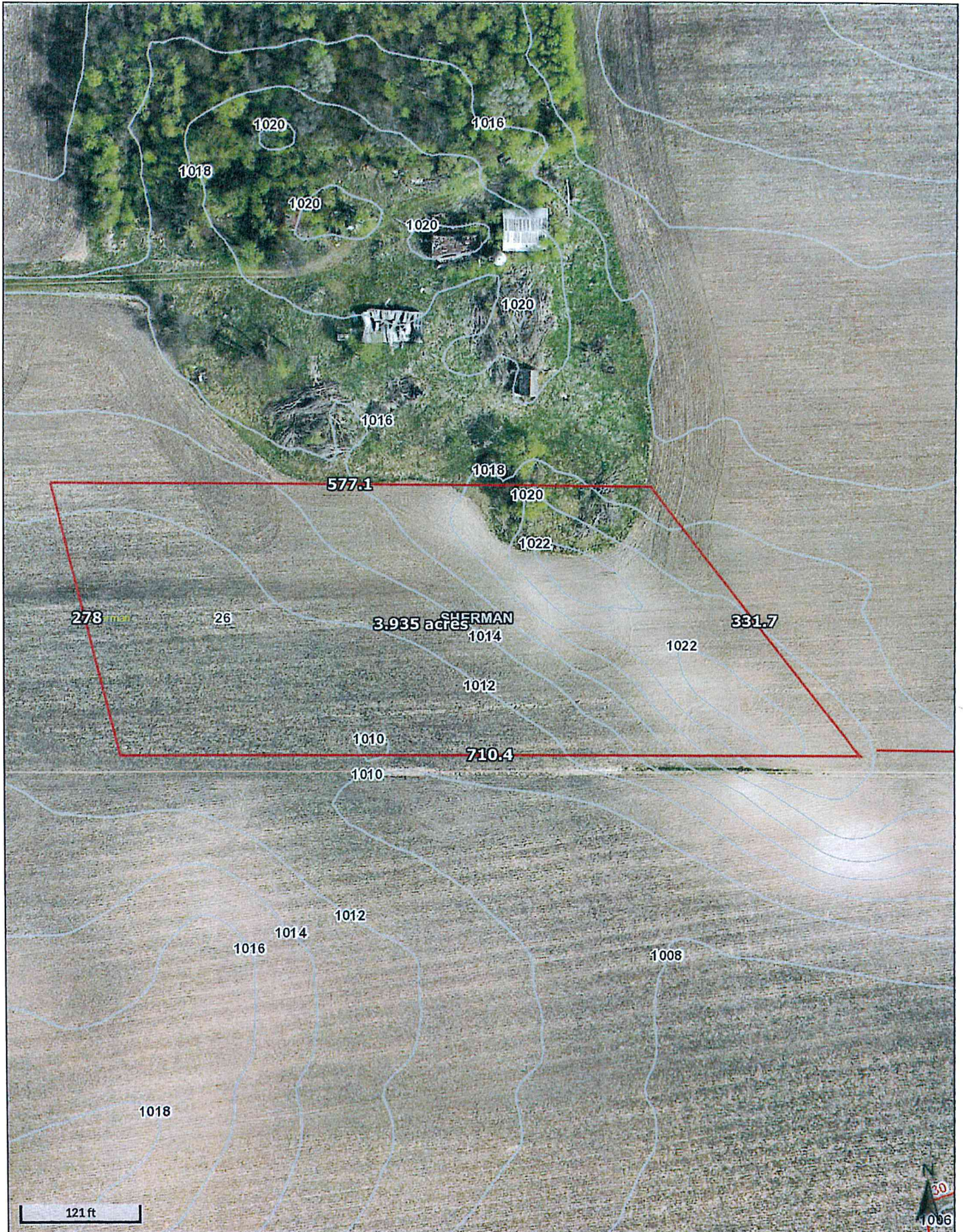
TMC

Dike

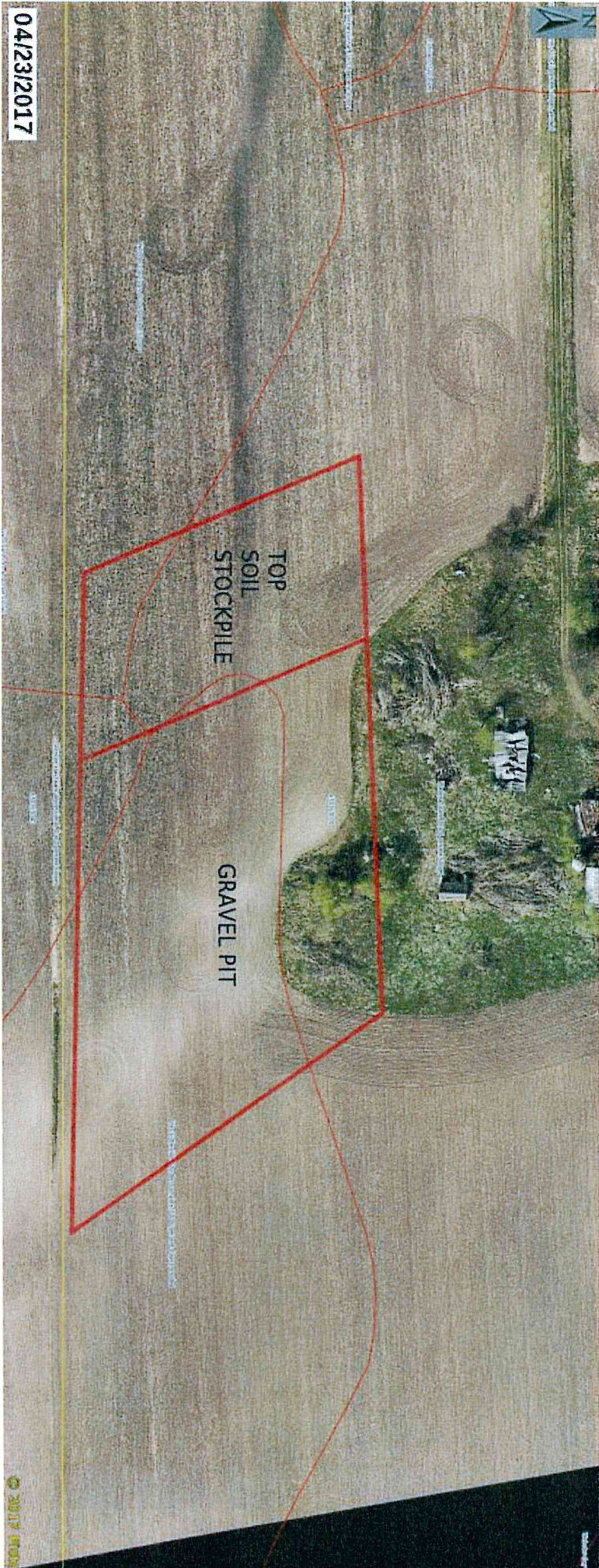
6502640

6502640

NEITZEL PIT BOUNDARIES



NEITZEL SOIL MAP



Conditions for Permit No. 2-18 (Charles “Doug” Neitzel)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Zoning Ordinance, as hereafter amended from time to time. The permit holder shall abide by all MSHA requirements. A copy of all required local, state, and federal permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall have proper warning signs posted along Saratoga Avenue during times that material is being hauled into or out of the site. The warning signs shall conform to the requirements and guidelines as provided in the Minnesota Manual on Uniform Traffic Control Devices.
4. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future.
5. Hours of operation shall be sun rise to sun set.
6. The permit holder shall not exceed the boundary limits described and set forth in the *Application for Extraction Conditional Use Permit*. The permit holder shall keep any pit, excavation, or impounded waters within the limits for which the particular permit is granted. The completion date of this *Extraction Conditional Use Permit* will be June 30, 2026.
7. Adequate access roads, drainage, and other necessary facilities shall be provided at all times and shall continue to be provided by the permit holder now and in the future.
8. The permit holder shall at all times properly guard and keep any pit or excavation in such condition so as not be dangerous from caving or sliding banks. The permit holder shall properly drain, fill, or level any pit or excavation after created so as to make the same safe and healthful which shall be determined by the Board of Commissioners. The permit holder shall grade the site after the excavation and extraction has been completed so as to render it usable. The site shall be reclaimed according to the reclamation plan included in the *Extraction Conditional Use Permit*: (1) the site will be graded to a 3:1 (run to rise) slope; (2) reserved topsoil will be spread on the site and thereafter returned to agricultural use. The site shall be clean and free of all debris, including stockpiles, when the *Extraction Conditional Use Permit* reaches its completion date.
9. The permit holder shall post a bond, cash deposit, irrevocable letter of credit, or other security in the amount of \$12,500.00. Further, the bond, cash deposit, irrevocable letter of credit, or other security shall remain in full force and effect for a minimum of one year beyond the completion date of *Extraction Conditional Use Permit*.

10. The permit holder shall maintain bodily injury, property damage, and public liability insurance in the amount of at least \$1,000,000 per occurrence during the life of the extraction operation and shall provide proof of the same to the Redwood County Environmental Office.
11. The applicant shall maintain a 75 foot setback between any excavation or stockpiling of material, and the confinement swine barn applicant is seeking to permit under Redwood County Conditional Use Permit application #1-18. A greater setback than 75 feet shall be maintained if necessary, as determined by the Redwood County Zoning Administrator, to avoid undermining or destabilizing the feedlot structure. The applicant must maintain a setback of at least 15 feet between the excavated area of the gravel pit and any property line.
12. The maximum depth of excavation shall be 15 feet below the existing grade.
13. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

REDWOOD COUNTY PLANNING COMMISSION

**Charles "Doug" Neitzel
Conditional Use Permit Application #2-18
May 21st, 2018**

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) Will the conditional use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the immediate vicinity?

Yes _____ No _____

Why?: _____

- 2) Will the establishment of the conditional use impede on the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area?

Yes _____ No _____

Why?: _____

3) Are there, or will there be provided, adequate utilities, access roads, drainage, and other necessary facilities?

Yes _____ No _____

Why?: _____

4) Have adequate measures been taken, or will adequate measures be taken, to provide sufficient off-street parking and loading space to serve the proposed use of the property?

Yes _____ No _____

Why?: _____

5) Have adequate measures been taken, or will adequate measures be taken, to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result?

Yes _____ No _____

Why?: _____

6) Will the proposed use have an impact (adverse) on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes _____ No _____

Why?: _____

NAME: _____

DATE: _____

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*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

TO: Whom It May Concern

**FROM: Nick Brozek *NB*
Land Use and Zoning Supervisor
Redwood County Environmental Office**

DATE: May 4th, 2018

RE: Notice of Public Hearing on Extraction Conditional Use Permit Application

Please find enclosed a *Notice of Public Hearing* regarding an *Extraction Conditional Use Permit Application* filed by Charles Neitzel pursuant to pursuant to Sec. 16, Subd. 5 and Sec. 25 of Redwood County Zoning Ordinance, for the extraction, processing, and stockpiling of gravel and sand material from/on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The North Half of the Southwest Quarter (N1/2 SW1/4) of Section 26, Township 112 North, Range 34 West, Sherman Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 21st day of May, 2018, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet in incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at *Redwood County Environmental Office, P. O. Box 130, Redwood Falls, MN 56283*, and/or attend the Public Hearing at the time and date set forth in the *Notice of Public Hearing* enclosed herein.

Enclosure

Cc: Charles Neitzel (w/ encl)



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

NOTICE OF PUBLIC HEARING

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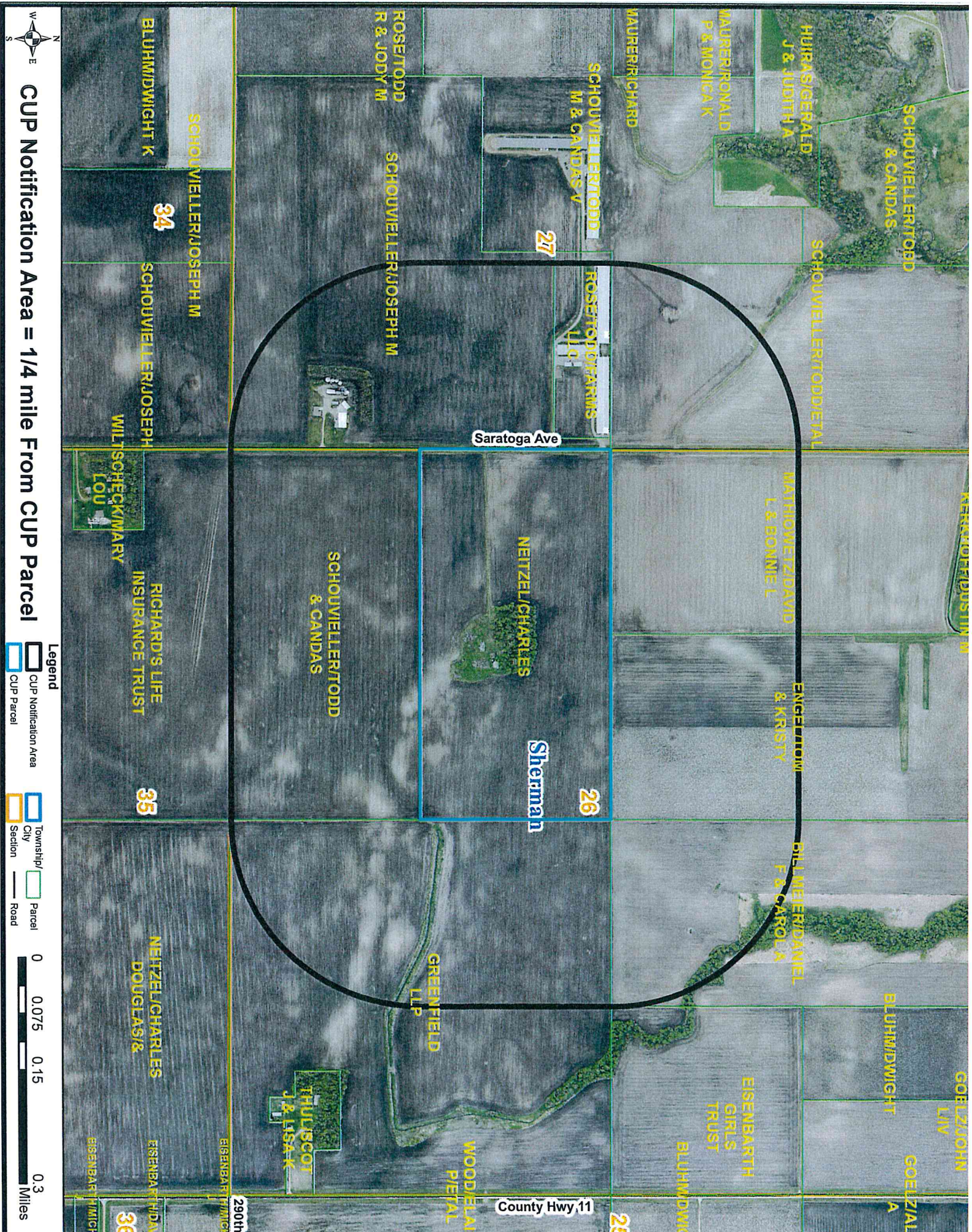
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DATED: May 4th, 2018

Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



CUP Notification Area = 1/4 mile From CUP Parcel

Legend

- CUP Notification Area
- City
- Township/Parcel
- Section
- Road

0 0.075 0.15 0.3 Miles

SCHOUVIELLERTODD & CANDAS

HURAS/GERALD J & JUDITH A

MAURER/RONALD P & MONICA K

MAURER/RICHARD

SCHOUVIELLERTODD M & CANDAS V

27

ROSETODD R & JODY M

SCHOUVIELLERTODD M

BLUHM/DWIGHT K

SCHOUVIELLERTODD M

34

SCHOUVIELLERTODD M

WILTSCHECK/MARY LOU

RICHARD'S LIFE INSURANCE TRUST

35

Saratoga Ave

ROSETODD/FARMS LLC

NEITZEL/CHARLES

Sherman

26

MATTHEWETZ/DAVID L & BONNIE L

ENGELTOW & KRISTY

BILLMEER/DANIEL F & CAROLA

SCHOUVIELLERTODD & CANDAS

GREENFIELD LLP

WOODDELAN PIETAL

THULSCOT J & LISAK

290th

EISENBARTH GIRLS TRUST

BLUHM/DWIGHT

25

BLUHM/DWIGHT

GOELZALI A

GOELZALI JOHN LIV

EISENBARTH/DANIEL

36

County Hwy 11



DANIEL F & CAROL A BILLMEIER
LIVING TRUSTS
30262 PORTER AVE
MORTON, MN 56270

TODD ROSE FARMS LLC
33254 330 ST
MORGAN, MN 56266

JOSEPH M SCHOUVIELLER
29124 SARATOGA AVE
MORGAN, MN 56266

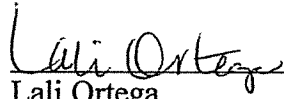
SCOTT J & LISA K THUL
29118 CO HWY 11
MORGAN, MN 56266

DENISE KIRSCHSTEIN
TOWNSHIP CLERK
33297 OCEAN AVE
REDWOOD FALLS, MN 56283

JEFF BAUMANN
1700 TECHNOLOGY DR NE #130
WILLMAR, MN 56201

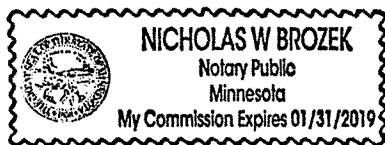
DAVID L & BONNIE L MATHIOWETZ
415 LINDSEY AVE
MORGAN, MN 56266

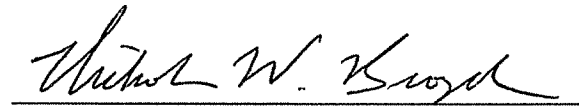
by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on or about the 4th day of May, 2018.



Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 4th day of May 2018, by Lali Ortega.





Notary Public