



AGENDA

REDWOOD COUNTY PLANNING COMMISSION

Monday, December 17th, 2018 – 1:00 p.m.

1. Call to Order
2. Public Hearing on the *Application for Extraction Conditional Use Permit* submitted by Stan Brey
3. Public Hearing (continued from November 26th) on the *Application for Conditional Use Permit* submitted by Alan Eller
4. Other Business:
 - a. Review and approve the minutes from the November 26th Planning Commission meeting
 - b. Approve 2019 regular meeting schedule
 - c. Any other business



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4. Other Business:
 - a. Review and approve the minutes from the November 26th Planning Commission meeting
 - b. Approve 2019 regular meeting schedule
 - c. Any other business

TO: Redwood County Planning Commission

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



DATE: December 5, 2018

RE: Planning Commission Hearing on December 17th, 2018

A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 17th day of December, 2018, beginning at 1:00 o'clock p.m. at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve two (2) public hearings. A brief summary of the subject matter of the hearings is set forth below.

1. Public hearing on Application for Extraction Conditional Use Permit submitted by Stan Brey.

Stan Brey is requesting an extension of the term of his gravel pit permit. The site will not be expanded. Brey is in the process of cleaning up and closing down the site, but needs additional time. He may do some additional excavation of material, but only within the existing boundaries of the pit.

Brey's pit is located in the Southeast Quarter (SE1/4) of Section 21, Township 113 North, Range 36 West, Delhi Township. The site remaining to be excavated and reclaimed is three acres in size. The site is on agricultural property owned by Brey, on the north side of CSAH 25/360th Street, about 1 and ½ miles southeast of the City of Delhi. The pit is situated behind (north of) an unoccupied building site owned by Norma Schmidt.

The site was originally permitted by Richard Eis, Paulanette Rohlik, and Ila Rohlik, in 1998 (CUP #6-98). Brey purchased the property from the permit holders in 1999. In 2002, Brey was found to have excavated outside of the boundaries described in CUP #6-98, and he was required to apply for and obtain an after-the-fact permit for the additional area (CUP #15-02). Both permits have reached the end of their term.

Environmental Office staff became aware of new-looking stockpiles on the Brey site in 2017. A letter was sent to Brey in August of 2017 informing him that he needed to close and reclaim the pit, or apply for and obtain a new permit to keep it open. At first, Brey stated that he would close it up. However, over the course of the year since then, Brey decided to keep the pit open. His plan is to remove the remaining stockpiled material, including the gravel equipment parking area, and possibly the gravel access road. He may also excavate some more material to create a deeper pond area for the reclamation.

After the gravel material is removed, Brey plans to reclaim the pit as a wildlife area, including a pond and waterway. The excavation area will be smoothed and graded to no steeper than a 3:1 slope. Stockpiled topsoil will be spread and applied to the pit surface. Some of the older mounds and stockpiles are covered with trees and may be kept in place to serve as wildlife habitat.



Brey previously installed a drainage/dewatering structure, including a pump, which may also be left in place.

The three nearest dwellings to the proposed restaurant are as follows: (1) a dwelling owned by David & Jodi Bunting, located about 1000 feet northeast of the site; (2) a dwelling owned by Kerry Kramer, located about 3500 feet east of the site; and (3) Betty Galstad, located about 3400 feet northwest of the site.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

2. Public hearing on Application for Conditional Use Permit submitted by Alan Eller.

Alan Eller is requesting to develop and operate a BBQ restaurant on his property located on the southeast corner of the intersection of US Hwy 19/71 and Noble Avenue, about 1 mile east of the city of Redwood Falls. The property is located in the northwest corner of Section 3, Paxton Township, in the agricultural district. Mr. Eller's dwelling and various outbuildings are located on the property. The property address is 33991 Noble Avenue, Redwood Falls.

The restaurant will consist of a 26 foot long by 8 foot wide concession trailer, or "food truck." It will be mobile, but Mr. Eller plans to leave it in place. The site will be accessed via the existing driveway serving Mr. Eller's home. Customer parking (gravel) will be available on the east side of the driveway. Eller hopes to connect the restaurant to the existing electrical service serving the house, as well as the hot and cold water, LP gas, and the existing septic system. The water comes from Mr. Eller's private well located on the site.

All food served will be prepared on site in the trailer, which will have a service window for customer orders. All orders will be for take-out or delivery. There will be no dining room or customer seating. Hours of operation will be 11 am through 8 pm, Tuesday through Sunday (see attached business plan for details). Mr. Eller projects that the restaurant will produce gross income of \$1,000 per day.

Mr. Eller has years of experience operating a food concession trailer at outdoor events. He also has restaurant management experience, and is ServSafe certified. "ServSafe" is a food and beverage safety training and certificate program administered by the National Restaurant Association and accredited by the American National Standards Institute (ANSI) and the Conference for Food Protection.

Redwood County Government Center - Environmental Department

P.O Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

Advertising for the restaurant will include enlarging and re-facing an existing sign on the property to create an 8' x 8' double-faced advertising sign. This is the largest sign area that is permitted in the agricultural district.



The restaurant will be managed and operated by Mr. Eller with one employee.

Long term plans for the restaurant are to remodel the existing barn on the property for use as a permanent "brick and mortar" restaurant. Among various state regulations, remodeling that barn as a restaurant would require that Mr. Eller apply for and obtain an additional conditional use permit.

The three nearest dwellings to the proposed restaurant are as follows: (1) Tim Hanna, located 300 feet south of the site; (2) Brent & Hope Lang, located 1040 feet east of the site; and (3) Donald Okins, located 1040 feet north of the site. The proposed restaurant site is located adjacent to (just north of) the Oakleigh Farms North Subdivision, which includes 6 single family homes (including the Hanna and Lang residences) and 4 undeveloped residential lots.

The site is across Noble Avenue from the proposed location of the new Veterans Cemetery.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.



Redwood County

www.co.redwood.mn.us

Application for Extraction Conditional Use Permit

Permit #: 15-18 Date: 11-26-18

Location of the Extraction:

Address: 360th Street / CSAH 25 City: REDWOOD FALLS State: MN Zip: 56283
House # Street Name

Parcel #: 52-021-440 Township: DELHI Section: 21 Twp #: 113 N Range: 36 W

Legal Description:

SE 1/4

Information about the Extraction:

Zoning District: X AGRICULTURE

Soil Type 1: X ESTHERVILLE SANDY LOAM, 0 to 2 % SLOPES

Soil Type 2: X MAYER LOAM, 0 to 2 % SLOPES

General description of the extraction:

CLEAN UP EXISTING BOTTOM

Number of acres to be extracted: 3 ACRES

Type of Road: GRAVEL/COUNTY Right-of-Way width measured from centerline X 33'

Setbacks: (Please enter in feet)

Setback from the Center of the Road: 600 FT

Side Yard Setback: 680 Direction: EAST (MEASURED TO EDGE OF KENWOOD AVE. ROW)

Side Yard Setback: 1200 Direction: WEST

Rear Yard Setback: 1400 Direction: NORTH

Starting Date: JUNE 2019 Date of Completion: SEP 25 2019 (maximum 10 years)

Drainage Plan:

MAP LOCATION

Landscape and screening plans:

NONE

Water plan (estimated water use):

NONE

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

minimal

Reclamation plan: (Attach Map)

MAP

Estimated Cost of Reclamation: _____

Applicant Information:

First Name: STAN BLEY Last Name: BLEY

Business Name: _____

Address: 1241 FISH ST City: BIJL LAKE State: MN Zip: 55309

Home Phone: 612-305-7018 Cell Phone: 612-305-7018 Email STAN at SIMA DESIGN BUILDS
COM

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____

Business Name: _____

Address: X City: _____ State: MN Zip: _____

Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____

Address: X City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ Email: _____

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: 11-22-18

Please attach the following information:

A detailed site map. This must include: soil types, topography, 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 and any signs being posted.

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

Extraction Fee: \$ 700 Receipt #: 184904 Date Approved: _____

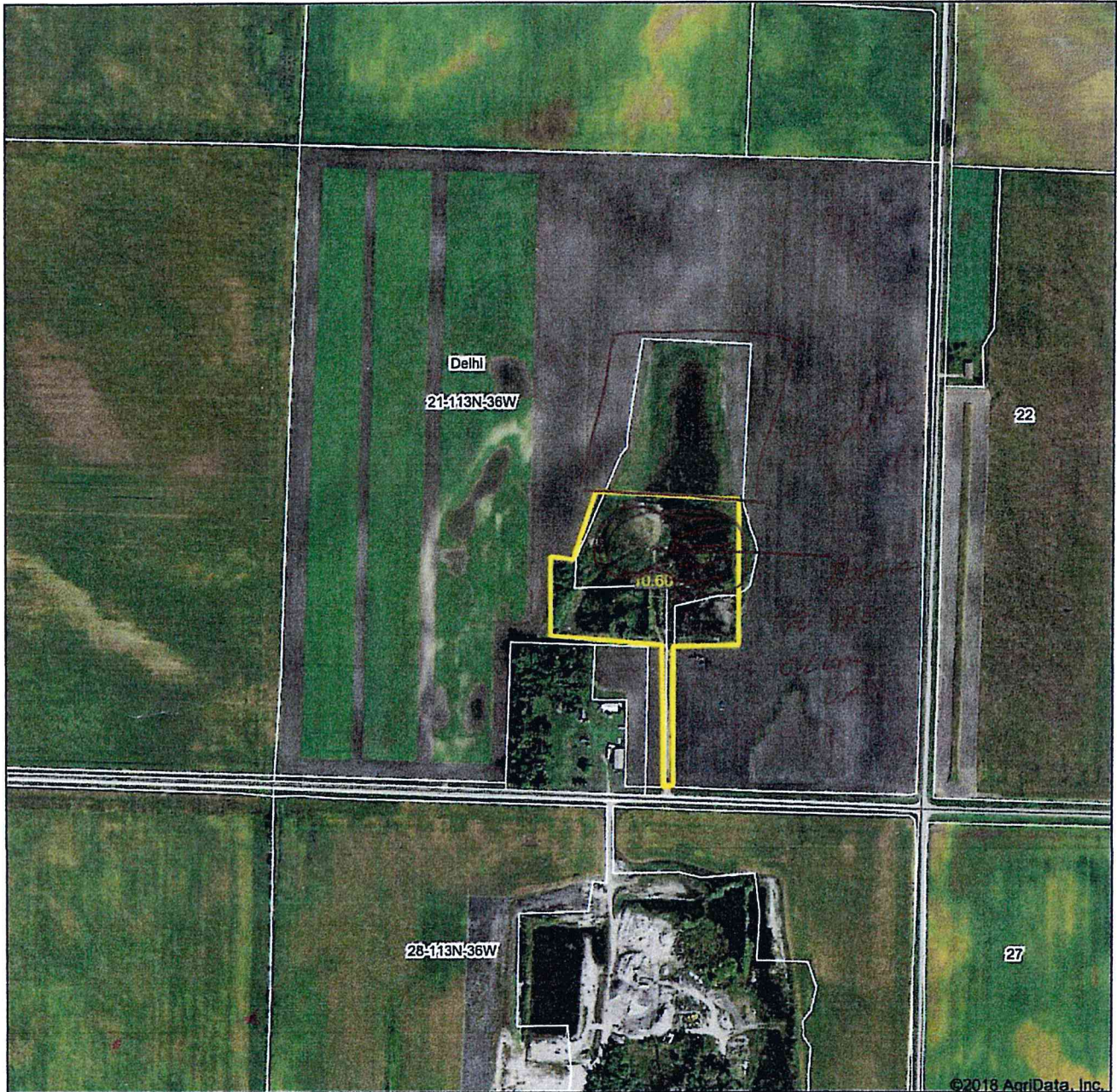
Application Received: 11-26-18

Commission Action: _____ **County Board Action:** _____

Approved: _____ Date: _____ Approved: _____ Date: _____

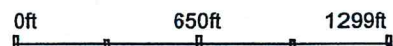
Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

Aerial Map



©2018 AgriData, Inc.

map center: 44° 34' 24.17, -95° 11' 0.75



21-113N-36W
Redwood County
Minnesota



10/22/2018

Field borders provided by Farm Service Agency as of 5/21/2008.



21

22

DELHI

Kenwood Ave

29737

360th St

29770

28

27

485 ft





RECLAMATION
COMPLETED
HERE

AREA TO
CLEANUP

21

FUTURE
POND

D.L. II

Pump
structure

waterway

Old Pit

PIT
Access Road

646

675

29737

29770

360th St

1100

28

243 ft











ESTHERVILLE
2-6% Slopes

247

41B

21 1016

41A

ESTHERVILLE SANDY LOAM
0-2% slopes

255

MAYBR LOAM
0-2% slopes

41A

999B2

28

243 ft

399



Conditions for Permit No. 15-18 (Stan Brey)

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 County Hwy 25 during times of continuous hauling of material 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. 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 _____.
6. 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.
7. 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.
8. The permit holder shall post a bond, cash deposit, irrevocable letter of credit, or other security in the amount of \$10,000.00. 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 ending date of *Extraction Conditional Use Permit*.
9. 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.

10. The maximum depth of excavation shall be 5 feet below the existing grade.
11. Previously reclaimed areas will not be excavated or disturbed.
12. 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

**Stan Brey – gravel pit extension
Conditional Use Permit Application #15-18
December 17, 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 proposed use have an adverse impact on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes _____ No _____

Why?: _____

- 2) Has evidence been presented that shows the proposed use will cause material injury to the use and enjoyment of other property in the surrounding neighborhood for land uses that are already permitted?

Yes _____ No _____

Why?: _____

3) Will the proposed use have a substantial adverse effect on property values or future development of land in the surrounding neighborhood for uses common to the area?

Yes _____ No _____

Why?: _____

4) Are there, or will there be provided, adequate utilities, access roads, drainage, off-street parking and loading areas, and other necessary facilities to support 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, lights, and vibration, so that no disturbance to neighboring properties will result?

Yes _____ No _____

Why?: _____

6) Is the proposed use of the property consistent with the general purpose and intent of the Zoning Ordinance and the goals and policies adopted in the Comprehensive Plan?

Yes _____ No _____

Why?: _____

NAME: _____

DATE: _____



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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: November 26, 2018

A meeting of the Redwood County Planning Commission convened on Monday, the 26th day of November, 2018, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mike Scheffler, John Rohlik, Jr., Mark Madsen, Jeff Huseby, and Commissioner Dave Forkrud. Also present were the following individuals: Mike Rasmussen, Environmental Director Scott Wold, Land Use & Zoning Supervisor Nick Brozek, and Administrative Assistant Lali Ortega.

At 1:00 p.m. the regularly scheduled November 26th, 2018 Redwood County Planning Commission meeting was called to order by Chair Kaufenberg.

Chair Kaufenberg read aloud the rules and procedures of the meeting.

At 1:02 p.m. Chair Kaufenberg called to order a public hearing on application for Conditional Use Permit #14-18 – filed by Alan Eller.

Prior to the Planning Commission meeting, the Planning Commission members were provided an informational packet, which included the following information regarding the matter:

1. Alan Eller is requesting to develop and operate a BBQ restaurant on his property located on the southeast corner of the intersection of US Hwy 19/71 and Noble Avenue, about 1 mile east of the city of Redwood Falls. The property is located in the northwest corner of Section 3, Paxton Township, in the agricultural district. Mr. Eller's dwelling and various outbuildings are located on the property. The property address is 33991 Noble Avenue, Redwood Falls.
2. The restaurant will consist of a 26 foot long by 8 foot wide concession trailer, or "food truck." It will be mobile, but Mr. Eller plans to leave it in place. The site will be accessed via the existing driveway serving Mr. Eller's home. Customer parking (gravel) will be available on the east side of the driveway. Eller hopes to connect the restaurant to the existing electrical service serving the house, as well as the hot and cold water, LP gas, and the existing septic system. The water comes from Mr. Eller's private well located on the site.
3. All food served will be prepared on site in the trailer, which will have a service window for customer orders. All orders will be for take-out or delivery. There will be no dining room or customer seating. Hours of operation will be 11 am through 8 pm, Tuesday through Sunday (see attached business plan for details). Mr. Eller projects that the restaurant will produce gross income of \$1,000 per day.

4. Mr. Eller has years of experience operating a food concession trailer at outdoor events. He also has restaurant management experience, and is ServSafe certified. "ServSafe" is a food and beverage safety training and certificate program administered by the National Restaurant Association and accredited by the American National Standards Institute (ANSI) and the Conference for Food Protection.
5. Advertising for the restaurant will include enlarging and re-facing an existing sign on the property to create an 8' x 8' double-faced advertising sign. This is the largest sign area that is permitted in the agricultural district.
6. The restaurant will be managed and operated by Mr. Eller with one employee.
7. Long term plans for the restaurant are to remodel the existing barn on the property for use as a permanent "brick and mortar" restaurant. Among various state regulations, remodeling that barn as a restaurant would require that Mr. Eller apply for and obtain an additional conditional use permit.
8. The three nearest dwellings to the proposed restaurant are as follows: (1) Tim Hanna, located 300 feet south of the site; (2) Brent & Hope Lang, located 1040 feet east of the site; and (3) Donald Okins, located 1040 feet north of the site. The proposed restaurant site is located adjacent to (just north of) the Oakleigh Farms North Subdivision, which includes 6 single family homes (including the Hanna and Lang residences) and 4 undeveloped residential lots.
9. The site is across Noble Avenue from the proposed location of the new Veterans Cemetery.
10. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

After the public hearing was opened, Brozek stated that the applicant was not present, and that Brozek had not received any word from the applicant and did not know why he wasn't there.

Kaufenberg provided a short summary of the informational packet.

The commissioners asked whether space would be provided for dining on site. Brozek stated that the proposal is for take-out only.

Brozek informed the commissioners that the only public contact received in connection with the application was from MNDOT. Brozek received an email stating that MNDOT did not want the food truck or the business sign to be located in the MNDOT right-of-way (Hwy 71/19). Brozek stated that the food truck, sign, and all proposed activity to be permitted will be on the applicant's building site and not on the right-of-way. Additionally, the site will be accessed via the applicant's existing driveway from Noble Avenue, so no new access is required.

Chair Kaufenberg inquired whether anyone was present to support or oppose the project. No one came forward.

Huseby made a motion to table application for CUP #14-18 until the next scheduled Planning Commission meeting, which is scheduled to take place at 1:00 pm on Monday December 17, 2018. Madsen seconded the motion and it was passed unanimously.

At 1:08 p.m. Chair Kaufenberg called to order a public hearing on Conditional Use Permit #17-17, held by Mike Rasmussen.

Kaufenberg asked Brozek to explain the purpose of the hearing. Brozek made the following statements:

- Rasmussen's Conditional Use Permit requires that he have a reclamation security in place, in the amount of \$30,000, for a term lasting one year beyond the ending date of the permit. In the past he has done this via Irrevocable Letter of Credit.
- Rasmussen's letter of credit for his previous permit, which permit expired at the end of 2017, is still in effect until Dec 31, 2018. However, Rasmussen has not obtained a new letter of credit, or other security, for the new permit term.

Brozek asked Rasmussen to explain his attempts to obtain a letter of credit. Rasmussen made the following statements:

- He uses his excavating equipment as collateral to get the letter of credit.
- His equipment was worth \$30,000 when he first started his project, but now his equipment is worth \$500,000. But the bank still wants all his equipment as collateral.
- He is worried that if he takes out a letter of credit using all his equipment as collateral, he won't be able to use the equipment as collateral for any other loans. In other words, he would have half a million dollars of equipment tied up for a \$30,000 letter of credit.
- On the morning of the day of this Planning Commission meeting, Rasmussen again spoke to Kirby, his banker at Minnwest Bank, and got "the same story as Nick [Brozek] got." Kirby said that if the bank needed to collect on the letter of credit, they would just take \$30,000, not all Mike's equipment.
- He has also been talking to another bank to refinance his house. He believes he has plenty of equity in the house and could use \$30,000 of the equity to finance the reclamation security required by his conditional use permit. However, this process is taking a long time.
- His reclamation project went well over the summer. Made a lot of progress with Duinincks bringing in over 1100 loads of fill. His driveway is now repaired and he is ready to repair Schmidt's property line in the spring of 2019.

Brozek stated that he had also previously spoken with Kirby at Minnwest Bank. Brozek clarified what Rasmussen meant when he said that Kirby told him "the same story as Nick." Kirby explained that using all a contractor's equipment as collateral on a loan is standard bank practice, rather than using specific pieces of equipment as collateral. This allows the contractor to buy and sell equipment without needing to get the banks permission each time. Also, if the bank has to collect from Rasmussen, they would compel his to sell enough equipment to cover the \$30,000, but the rest of the equipment would stay under Rasmussen's ownership. Also, since the "lien" would only be for \$30,000, Rasmussen would be able to offer the remaining equity in his equipment as collateral on additional loans. Rasmussen stated that he had, that morning, requested that the bank provide him this information in writing. According to the bank they can do this within a few days.

Brozek stated that if Mike gets his letter of credit through Minnwest Bank, but later wants to switch to a new bank, or finance a letter of credit through his home equity, that Rasmussen would be allowed to do so. If Brozek receives a new letter of credit, he would release the one from Minnwest.

Kaufenberg asked for staff suggestions as to course of action on Rasmussen's permit. Wold and Brozek stated that there are two options if Rasmussen fails to provide the required reclamation security:

1. To draw on his existing security before it expires on December 31, 2018, and/or
2. To recommend to the County Board of Commissioners that Rasmussen's permit be revoked, which would prevent Rasmussen from using concrete material for his reclamation project.

Rasmussen said another option would be to get rid of the requirement that he have a reclamation security. Brozek pointed out that the Redwood County Zoning Ordinance specifically requires reclamation securities, so in order to get rid of the requirement, the County Board would need to first amend the ordinance.

Rasmussen pointed out that he does have a letter of credit in place, so right now he is in compliance. Brozek responded that Rasmussen is not, in fact, in compliance with his permit conditions because the current letter of credit expires at the end of the year, whereas Rasmussen's permit requires that it remain in effect until December 31, 2028.

Kaufenberg asked what Rasmussen needs to accomplish in order for the project to be considered complete. Brozek replied that Rasmussen would need to complete the construction of the proposed terraces, to shore up the sides of the old clay pit and prevent sloughing.

Rasmussen stated he needs 3 to 5 more years to complete the work.

Brozek stated that once the work is complete and approved by the Environmental Office, the letter of credit can be released.

Wold asked the Commissioners if they had any suggested action to take in the event that Rasmussen does not provide a letter of credit by December 15. Mike Scheffler suggested using Friday December 14 as the deadline.

Forkrud stated that the December Board of Commissioner meetings are scheduled for the 11th, 18th, and 20th.

Madsen made a motion to recommend that the County Board of Commissioners revoke Rasmussen's permit if he does not provide the required letter of credit by December 14, 2018. Kaufenberg asked whether revoking the permit was necessary as long as there is still a letter of credit to draw on. After some discussion Madsen amended his motion to recommend that staff draw on Rasmussen's letter of credit prior to the end of the year, in the event that Rasmussen fails to provide a new letter of credit by December 14, 2018. The motion was seconded by Scheffler and passed unanimously.

The Commissioners reviewed and discussed the minutes from the August 27th Planning Commission meeting. On a motion by Forkrud seconded by Rohlik the minutes from the August 27th Planning Commission meeting were unanimously approved as presented.

On a motion by Huseby, seconded by Madsen, the meeting was adjourned at 1:36 pm.

Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office

Mike Kaufenberg, Chair
Redwood County Planning Commission

PLANNING COMMISSION MEETING DATES FOR 2019:

| | |
|---|------------------|
| Monday, January 28, 2019 | 1:00 p.m. |
| Application Deadline December 21, 2018 | |
| Monday, February 25, 2019 | 1:00 p.m. |
| Application Deadline January 28, 2019 | |
| March**NO MEETING SCHEDULED** | |
| Monday, April 08, 2019 | 1:00 p.m. |
| Application Deadline March 11, 2019 | |
| Monday, May 20, 2019 (the 27th is Memorial Day) | 1:00 p.m. |
| Application Deadline April 22, 2019 | |
| Monday, June 24, 2019 | 1:00 p.m. |
| Application Deadline May 24, 2019 | |
| Monday, July 29, 2019 | 1:00 p.m. |
| Application Deadline June 24, 2019 | |
| Monday, August 26, 2019 | 1:00 p.m. |
| Application Deadline July 29, 2019 | |
| Monday, September 30, 2019 | 1:00 p.m. |
| Application Deadline August 26, 2019 | |
| Monday, October 28, 2019 | 1:00 p.m. |
| Application Deadline September 30, 2019 | |
| Monday, November 25, 2019 | 1:00 p.m. |
| Application Deadline October 28, 2019 | |
| SET 2020 MEETING DATES | |
| Monday, December 30, 2019 | 1:00 p.m. |
| Application Deadline November 25, 2019 | |

Hearings will be limited to 4 a meeting. Special hearings will be scheduled when needed to accommodate months with more than 4 projects and for applicants that cannot wait for the next scheduled meeting date.

Applicants that submit a completed application before the deadline will not be charged extra for a special hearing. If applicants submit an application after the deadline date and cannot wait until the next scheduled meeting the fee will be doubled to hold a special hearing.

**Meetings may be cancelled if there are no agenda items or there is inclement weather.

**Notice of cancellations will be posted on the Redwood County Board Room Door and on the Redwood County website, time permitting.

Please contact the Redwood County Environmental Office
at (507) 637-4023 for details regarding specific dates.

