

TO: Redwood County Planning Commission

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

DATE: February 13, 2019

RE: Planning Commission Hearing on February 25, 2019



A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 25th day of February, 2019, 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 one (1) public hearing. 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 Joseph Schueller.

Mr. Schueller began a small excavation on a hill on his agricultural land along 250th Street, in Section 24, Granite Rock Township. He now wants to enlarge the excavation and allow local contractors to use the site as a gravel pit, for up to ten years.

The site is located on the south side of 250th street, about 2 miles east of the City of Lucan. The site is located in the Agriculture District. Mining is a Conditional Use in the Agricultural District. The pit will be accessed from 250th Street.

The topsoil will be scraped off and reserved for reclamation. Gravel and fill material will be removed as needed for projects. Schueller plans to work with Johanneck or Travis Brey, or both. At the end of the permit term, the stockpiled topsoil will be replaced and the site will be reclaimed to farm land. The requested permit term is 10 years.

The pit will be 5 acres in size, as shown on maps attached to the permit application. It will sit on a hill, or ridge, running more or less north to south in the northeast corner of the quarter section owned by Schueller. The ridge currently rises about 30 feet above the surrounding ground. The goal of the excavation project is to lower the elevation of the hill to match the surrounding flat ground. The ridge may not be entirely removed as part of the project. Whether totally removed, or only partly removed, the site will be reclaimed and graded so that it generally slopes to the east. There is currently a berm along the edge of the road right-of-way, where the road was cut through the ridge. If the Township Board agrees, this berm will be removed as part of the ridge-lowering project.

The closest County Ditch to the site is CD 21, an open ditch running south to north, about 1100 feet east of the site.

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The closest County Tile to the site is a 10-inch branch of CD 21, located on the opposite side of 250th Street, about 600 feet north of the site.

According to the soil maps for the site, the soil types present are Storden-Estherville-Ves complex, 2 to 12 percent slopes; and Storden-Estherville-Ves complex, 12 to 18 percent slopes.



The four nearest dwellings to the proposed site are as follows: a farm site owned by Lloyd & Linda Turbes, about 1600 feet north of the site; Kris & Barbara Rogotzke, about 1800 feet east of the site; Joseph & Marie Schueller (the applicant), about 2600 feet southwest of the site, and Adam Welu, about 3700 feet east of the site.

Material may be hauled from the site east on 250th Street, about 1 ½ miles, to CSAH 7, or west on 250th and south on Frontier, about 1 ½ miles, to State Hwy 68. The CSAH 7 route goes past the Turbes, Rogotzke, and Welu residences. The Turbes residence is set back over 1400 feet from the road, so dust from hauling shouldn't be an issue there. The Welu residence is set back 475 feet from the road, and faces the cross street – Garden Avenue. The Rogotzke residence is only set back 130 feet from the road. Schueller has indicated that he is willing to undertake dust control measures on 250th if dust becomes a problem. Or, as an alternative, Schueller will use the State Hwy 68 route, the only residence along which is that of Schueller himself.

Pursuant to Sec. 16, Subd. 5, Subp. H of Redwood County Zoning Ordinance, the applicant is required to post a bond, cash deposit, irrevocable letter of credit, or other security to Redwood County in the amount of \$2,000.00 per acre, a minimum of \$10,000.00, or 125% of the estimated/bid value to reclaim the property, whichever is greater. The Redwood County Board of Commissioners may require a higher surety amount, if in the reasonable discretion of the County, the unique characteristics of the proposed project require more substantial restoration or reclamation. Further, pursuant to Sec. 16, Subd. 5, Subp. I of Redwood County Zoning Ordinance, "[s]ureties shall be for a minimum of one year beyond the ending date of Conditional Use Permit." This site requires a \$10,000.00 surety.

Pursuant to Sec. 16, Subd. 5, Subp. G of Redwood County Zoning Ordinance, the applicant is required to provide proof of bodily injury, property damage, and public liability insurance in the amount of at least \$1,000,000.00 per occurrence.

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