


**TO: Redwood County Planning Commission**

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

**DATE: March 23, 2020**

**RE: Planning Commission Hearing on April 6, 2020**



A meeting of the Redwood County Planning Commission has been scheduled for Monday, the 6<sup>th</sup> day of March, 2020, 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 hearing is set forth below.

**1. Public hearing on Application for Extraction Interim Use Permit submitted by Alan Panitzke.**

Mr. Panitzke wishes to permit for gravel mining 18 acres of his property, located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 21, Swedes Forest Township.

If approved, the gravel pit will be a continuation of the existing pit previously permitted on the property next door to the east, owned by Craig Johanneck (formerly owned by Scott and Darcee Pederson. The existing pit is about 10 acres in area.

The land to be mined is currently a tilled agricultural field. The plan is to remove the 1 to 3 feet of overburden (topsoil) and stockpile it on the north (along 430<sup>th</sup> Street right-of-way), west (along Grandview Avenue right-of-way), and south sides of the pit, to be used later for reclamation of the pit. Approximately 8 to 13 feet of gravel will then be removed, down to a clay layer. When the mining is complete, or the term of the permit runs, the pit sides will be graded and sloped at no steeper than 3 to 1 slope, the overburden will be spread over the site, and it will be returned to farmland. Some of the site in the southeast corner may be incorporated into an existing pond, which is an old disused gravel pit.

Craig Johanneck will be the operator of the pit.

430<sup>th</sup> Street will be used to access the pit. From there, the gravel will need to be hauled either one mile west, to CSAH 7, or one mile south on Grand Avenue, to County Hwy 58 (unpaved).

The three closest dwellings to the proposed pit are as follows: Jamie & Jennifer Parker, 100 feet north of the pit; Craig Johanneck, 480 feet east of the pit; and Johnathan & Laura Rigge, 730 feet south of the pit. The Rigge site is also the site of the Grandview Valley Winery.

Redwood County Government Center - Environmental Department

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There is no public drainage tile or open ditch near the project site.

An unnamed intermittent stream, which is listed on the DNR Protected Waters Inventory, is located about 300 feet southwest 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 Rezoning submitted by Steven Tisue and James Tisue.**

Steven Tisue and James Tisue own adjoining rural dwelling lots on River Road, just across from the Central Bi-products site. Over the past several months, the Environmental Office has received two anonymous complaints about old junk cars being stored on the properties. The request to rezone the properties is a response to that situation.

The addresses of the two sites are 33281 and 33263 River Road, Redwood Falls. The Tisues reside at their respective sites, with their families,

The Tisues wish to rezone their properties from Agricultural District, to the I-1 Industry District. This will allow them to operate a vehicle impound lot for a towing company and local law enforcement impounding.

The parcels to be rezoned are adjacent to the Central Bi-products site, which is already zoned I-1 Industry, so rezoning the Tisue properties will fit in with the current zoning in the area. The property surrounding the Tisues' property on the west, north, and east, is owned by the DNR. The eastern portion of the DNR property is located in the Scenic River District.

The nearest dwelling to the properties, other than the dwellings located on the properties, is a rural dwelling site owned by James and Amber Tisue, about 2250 feet west of the site. The closest dwelling site owned by a third party is that of Zachary Lundberg, located 3000 feet northwest of the properties.

There is no public drainage tile or open ditch located near the properties. Part of the eastern end of Steven Tisue's property is located in the Minnesota River flood plain. Storage of vehicles and other materials is prohibited in the floodplain.