



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: January 25, 2022

A meeting of the Redwood County Planning Commission convened on Tuesday, the 25th day of January, 2022, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Jeff Huseby, Mike Kaufenberg, Mike Scheffler, Mark Madsen, and County Commissioner Dave Forkrud. DeVonna Zeug was absent. Also present were the following individuals: Jim Lux, Ken Larsen, Todd Schouvieller, Ron Raddatz, Ron Kerkhoff, Zoning Administrator Scott Wold, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the January 25th, 2022 Redwood County Planning Commission meeting was called to order by Chair Huseby.

Chair Huseby then read the Planning Commission rules and procedures. Printed copies were available to the public.

Chair Huseby then called for nominations for Planning Commission Chair for 2022. Kaufenberg nominated DeVonna Zeug. Chair Huseby asked if there were any more nominations. No further nominations were made. On a voice vote, DeVonna Zeug was unanimously elected Chair for the 2022 calendar year.

Outgoing Chair Huseby then called for nominations for Planning Commission Vice-Chair for 2022. Forkrud nominated Mike Kaufenberg. Chair Huseby asked if there were any more nominations. No further nominations were made. On a voice vote, Mike Kaufenberg was unanimously elected Vice-Chair for the 2022 calendar year.

Huseby then handed over control of the meeting to Vice-Chair Kaufenberg

Vice-Chair Kaufenberg called to order a public hearing on Application for Extraction Interim Use Permit #1-22, submitted by Cooper Scheffler of L&S Construction.

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

1. L&S Construction is seeking to re-permit and expand an existing granite quarry located in Section 24, Sherman Township. Part of the proposed site is owned by the William H Munsell Disclaimer

Trust and part is owned by the Morgan Sportsmen Club Inc. However, Munsell owns the mining rights to the entire site. The site was previously permitted in 2016 (CUP # 17-16) for a seven-acre extraction area, for a period of ten years. The current application seeks to expand the extraction area to a total of 39 acres, and a new ten-year period ending 02/01/2032. The proposed permitted extraction area includes the seven acres permitted in 2016.

2. The site is located in the Agriculture District, in which mining is an Interim Use. A small part of the permitted area is located in the Minnesota River Floodplain District. Mining in the floodplain district is permissible, subject to additional requirements, including a long-term site development plan that addresses erosion control, sedimentation, and equipment removal requirements.
3. Mining activity on the site will consist of the extraction, processing, and stockpiling of crushed granite material. Equipment will be stored on site. No buildings will be erected or used in the extraction area.
4. Mining activity will continue on the current site, where there are existing berms in place as noise barriers. The first expansion phase will be to level the hill lying directly east of the current site. The next phase is to level a hill to the southeast of the existing site, across the Morgan Sportsmen Club driveway. Overburden will be stripped and used to create berms around the site. Material will be carried from this site to the current mined area via conveyor. The conveyor will be outfitted with a “catch” pan to prevent spills where it crosses the driveway.
5. The site is accessed from 305th Street, which will be used to haul material out to CSAH 11, which is about $\frac{3}{4}$ of a mile west of the site.
6. At the end of the permit term, the extraction area will be reclaimed by flattening all slopes greater than 3:1 and placing the reserved overburden (topsoil) back on the slopes. The southeast area will be returned to agricultural use and the area directly east of the current site will be returned to grassland and/or allowed to return to woodland. Grass will be planted. The current pit will also be planted with grass, with a pond.
7. The western end of the current quarry site is owned by Brad Lund and permitted separately. However, it is currently operated by L&S.
8. The proposed hours of operation are 7:00 am through 7:00 pm. Monday through Saturday.
9. The current site is located immediately adjacent to the 305th Street right-of-way. The hill to the southeast is also next to the right-of-way.
10. The estimated cost of reclamation is \$10,000. Per ordinance, the minimum reclamation bond for a 39-acre site is \$78,000.
11. The floodplain boundary was determined using the FEMA base flood elevation of 825 feet. Scheffler used a drone to map the elevation. This method was used because the FEMA floodplain map does not correspond with the elevation contours on the site.

12. The application was submitted to the Redwood County SWCD for review. Conservation Specialist Jennifer Hahn noted that there are some potential wetlands due to the presence of floodplain and hydric soils. Field verification will be needed to make an accurate assessment. Hahn recommends an official wetland determination during the growing season.
13. The closest third-party dwellings to the site are as follows: (1) 45806 305th Street, about 900 feet southwest of the site; (2) 30815 CSAH 11, about 970 feet northwest of the site; and (3) 30463 CSAH 11, about 2500 feet southwest of the site.
14. There is no county tile or open ditch near the site. However, there is a private drainage ditch south of the current site, on the opposite side of 305th Street, which drains underneath 305th and outlets into a narrow floodplain area between the current site and the phase 1 expansion area.
15. Soils present on the site include: (1) Wadena variant loam, 0 to 2 percent slopes; (2) Havelock clay loam, 0 to 2 percent slopes, occasionally flooded; (3) Rock outcrop-Copaston complex, 2 to 40 percent slopes; (4) Tilfer clay loam; (5) Wadena variant loan, 2 to 6 percent slopes; and (6) Oshawa silty clay loam.
16. A copy of the Extraction Interim Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Mike Scheffler recused himself from the hearing and presented the project to the Planning Commission on behalf of L&S Construction. He made the following statements to the Commission:

- L&S Construction took over operation of this pit last summer, from TNT Construction.
- They operated last summer on the existing footprint, but need 3 acres to set up the processing operation and stockpile, so they were cramped.
- They excavated 100,000 tons of material in 2021.
- They want to expand the quarry to the east and southeast, around the curve of 305th Street.
- The processing area will move to the south side of the Morgan Sportsmen Club driveway. At first, they will continue to mine in the currently excavated area, and then move east.
- Originally they planned to move material to the processing site with a conveyor, but are going to use trucks instead.
- A haul road will be built on the site to connect the existing mined area to the new permitted areas. This will allow them to move material around for processing on the site without using the township road.
- The haul road will run parallel with 305th Street, will cross a waterway east of the existing mined area on a culvert crossing to be installed, and will cross the Morgan Sportsmen Club driveway.
- The haul road will be a "one truck" road.
- Scheffler talked to a representative of the Morgan Sportsmen Club and promised to maintain the road so that there is no damage to the driveway.
- They will try to avoid the floodplain as much as possible.
- On the processing site, the dirt and clay will be stripped off and replaced with rock to create a stable platform. However, the site will not be raised above the existing grade.
- L&S has received a water appropriations permit from the DNR to discharge up to 20 million gallons of water from the site.

- The need the water for washing the product. They plan to contain storm water on the site and will recirculate it through two settling ponds.
- Water will only be discharged from the site in the event of large rain events that cannot reasonably be contained the site.
- A buffer will be left between the excavation and the waterway, and between the excavation and the floodplain.
- The neighboring pit owner Brad Lund, L&S, and Sherman Township currently share the cost of dust control on 305th Street.

Vice-Chair Kaufenberg asked if anyone was present to speak in support of the project. No one came forward.

Vice-Chair Kaufenberg asked if anyone was present to speak in opposition to the project. The following individuals made statements.

Ken Larson:

- Larson was present on behalf of the Morgan Sportsmen Club. He did not state he opposed the project.
- There is supposed to be access for Morgan Sportsmen Club to a second driveway north of the existing pit.

Ron Kerkhoff:

- Kerkhoff lives near the pit. He did not state that he opposes the project.
- TNT dug on top of the hill that L&S plans to excavate and didn't find any good material. He would like to see borings done before the top of the hill is stripped off, especially if the result is that no good material is found.

Ron Raddatz:

- Ron owns farm land near the site. He did not state that he opposes the project.
- Raddatz is concerned about the waterway. He doesn't want it to be blocked, because his field drains through it.
- Once someone cut down a bunch of trees in the waterway.
- In the past, a tile line was run from the west end of the pit, under 305th Street, into the private ditch on the south side of the street. That's why the 2016 permit required the permit holder to maintain the ditch.

Scheffler made the following replies to the public comments:

- L&S will remove the obstructions from the northern Morgan Sportsmen Club driveway.
- L&S dug down 7 feet on top of the hill and found good material. He usually does exploratory boring or digging prior to opening up a new area.
- A buffer will be maintained between the excavated areas and the waterway. When the on-site haul road is constructed across the waterway, the culvert under 305th street will be extended at the same size or larger size.

Vice-Chair Kaufenberg then closed the public meeting.

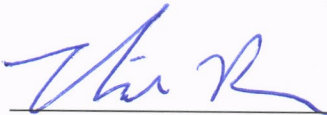
Vice-Chair Kaufenberg asked Scheffler if he was ok with the proposed conditions and the additional conditions discussed at the hearing. Scheffler said he's fine with them.

Huseby made a motion to approve Application for Extraction Interim Use Permit #1-22 subject to the proposed conditions, and additional conditions requiring the permit holder to open and maintain access to Morgan Sportsmen Club's second driveway, and to make sure the waterway is not obstructed. The motion was seconded by Madsen and passed unanimously.

The Commissioners reviewed and discussed the minutes from the November, 2021 Planning Commission meeting.

Forkrud made a motion to approve the November 30, 2021 Planning Commission minutes as presented. Madsen seconded the motion and it passed unanimously.

Madsen made a motion to adjourn. The motion was seconded by Huseby, and passed unanimously. The meeting was adjourned at 1:48 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Mike Kaufenberg, Vice-Chair
Redwood County Planning Commission