



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: May 3, 2022

A meeting of the Redwood County Planning Commission convened on Tuesday, the 3rd day of May, 2022, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: DeVonna Zeug, Mike Kaufenberg, Mike Scheffler, Jeff Huseby, and County Commissioner Dave Forkrud. Mark Madsen was absent. Also present were the following individuals: Jason Ver Steeg, Ryan Robinson, and Land Use & Zoning Supervisor Nick Brozek.

At 2:00 p.m. a special meeting of the Redwood County Planning Commission was called to order by Chair Zeug.

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

Chair Zeug then called to order a public hearing on Application for Extraction Interim Use Permit #4-22, submitted by Jason Ver Steeg of Duininck Inc.

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

1. Duininck Inc. is seeking to re-permit an existing gravel pit located in Section 5, Delhi Township. The previous permit for the site is expired and Duininck still has a sizeable stockpile of material there. The current application seeks to permit the same 15-acre extraction area for an additional 10 years.
2. The site was formerly owned by the Zimmerli family and is still owned by Zimmerli heirs, Ryan and Megan Robinson.
3. The site is located in the Agriculture District, in which mining is an Interim Use.
4. Mining activity on the site will consist of the extraction, processing, and stockpiling of gravel and aggregate material. Equipment will be stored on site. No buildings will be erected or used in the extraction area.

5. Earthen berms were constructed around the mining area during previous mining operations. The berms will screen the operations from neighboring properties.
6. No water will be used for washing on the site. All surface water drainage will be directed into the bottom of the pit where it will infiltrate into the ground.
7. Water will be applied to the haul route as needed to reduce dust. High quality mufflers will reduce equipment noise.
8. The site is accessed from 395th Street, which will be used to haul material out to CSAH 6, which is ½ of a mile west of the site. 395th Street is a ½ mile long dead-end road used to access agricultural properties in Section 5, including two rural farm sites, one of which is owned by the Zimmerli family, where the Robinsons reside.
9. The proposed hours of operation are 6:00 am through 8:00 pm.
10. Per ordinance, the minimum reclamation bond for a 15-acre site is \$30,000.
11. The closest third-party dwellings to the site are as follows: (1) 40091 CSAH 6, about 980 feet north of the site; (2) 28502 395th Street, about 2230 feet south of the site; and (3) 2370 400th Street, about 2370 feet northwest of the site. Additionally, the Robinson residence is about 550 feet east of the site.
12. The site is about 3800 feet from the Minnesota River. However, it is not in the Shoreland or Floodplain District.
13. There is no county tile or open ditch near the site.
14. Soils present on the site are Estherville sandy loam, 2 to 6 percent slopes; Wadena loam, 0 to 2 percent slopes; and Estherville sandy loam 0 to 2 percent slopes.
15. At the end of the permit term, the site will be reclaimed to grassland and pond. The pit will be graded to no steeper than 3:1 slope. A minimum of 4" of topsoil will be placed over the disturbed areas. The site will then be seeded with a grass seed mix from the DNR Handbook for Reclaiming Gravel Pits.
16. A copy of the Extraction Interim Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Jason Ver Steeg presented the project to the Planning Commission on behalf of Duininck Inc. He made the following statements to the Commission:

- Ver Steeg is an engineer working for Duininck Inc.
- The site has been mined previously.
- The material on the site is "getting to the end."
- Duininck has recycled asphalt and other gravel material stockpiled on the site. They want to use up the material and reclaim the site.

- They will use the material on site to make class 1 product.
- Duininck will do some additional mining per map B attached to the application, mostly on the northwest part of the site.
- Material will be stockpiled and hauled from the eastern part of the site.
- Material will be hauled to projects as needed.
- The site will be reclaimed per map C attached to the application. Duininck Inc. will grade the site to the existing contours with a pond in the northwest part of the site. Some surface water run-off will be directed to the northeast. 4" of top soil will be placed on the site above the pond water line, and it will be seeded to grass.
- The reclamation area is 31 acres.

The Planning Commissioners had the following questions and comments for the presenter:

- Will the water in the pond be controlled?
- Will water be pumped on the site?
- What is the time frame for reclamation?

Ver Steeg provided the following responses to the Planning Commissioners:

- There will be an impoundment overflow on the pond draining to the northeast. This will probably only be needed in very large rain events, since the ground is sandy and most water will infiltrate into the ground.
- They will pump water out of the pit if needed.
- The reclamation timeframe is not certain, but will be within the permit term of ten years.

Ryan Robinson, one of the owners of the project site, made the following statements:

- Robinson spoke to Aaron from Duininck Inc. and they agreed on most of what Ver Steeg presented.
- Should the pond be further east? Robinson would like to see a pond there.
- Robinson wants to get the reclamation done whenever possible.
- If there is still usable material left in the pit to be mined, then they should mine it.

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

Chair Zeug asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Zeug closed the public meeting at 2:20 p.m.

Chair Zeug directed Brozek to read through the permit factors (findings of fact). The Planning Commission discussed the factors (see Findings of Fact sheets).

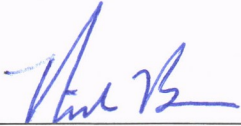
Forkrud made a motion to approve Application for Extraction Interim Use Permit #4-22 subject to the proposed conditions. The motion was seconded by Huseby and passed unanimously.

The Commissioners reviewed and discussed the minutes from the April 5, 2022 Planning Commission meeting.

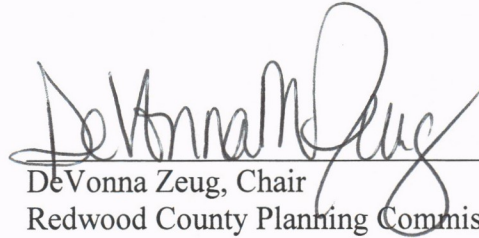
Scheffler made a motion to approve the April 5, 2022 Planning Commission minutes as presented. Huseby seconded the motion and it passed unanimously.

Brozek stated that the next meeting will be on May 31, 2022.

Scheffler made a motion to adjourn. The motion was seconded by Kaufenberg, and passed unanimously. The meeting was adjourned at 2:30 p.m.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



DeVonna Zeug, Chair
Redwood County Planning Commission