

TO: Redwood County Planning Commission

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

DATE: January 24, 2023

RE: Planning Commission Hearing on January 31, 2023



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 31st day of January, 2023, beginning at 1:00 o'clock p.m. in the Board Room of the Redwood County Government Center, 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 hearing is set forth below.

1. Public hearing on Application for Extraction Interim Use Permit submitted by L & S Construction.

L & S Construction is seeking a permit to open a gravel pit on land located in Section 32 North of Delhi Township. The site is currently pasture land and includes an old overgrown former gravel pit. The site is located in the Agricultural Zoning District, in which mining is an Interim Use.

The site is owned by Ryan & Megan Robinson. It's located on the east side of County Hwy 6, and south of 405th Street, about 2 miles north of the City of Delhi. The permitted site will be 36.97 acres, with 25 acres being actively mined. The remaining acres will be used for processing and stockpiling, which will be done in the former gravel pit site. Mining activity will include gravel and sand extraction, crushing, and stockpiling.

There is a layer of approximately 15 to 20' of gravel on the site. The site will be excavated in two phases, starting in the east half of the site, and moving west. The maximum depth of excavation will be to 1000' above sea level on the phase one side, and 991' above sea level on the phase two side. The old pit bottom is at 1004' elevation.

At the end of the permit term, or when mining activity ceases, the site will be graded to no steeper than 3:1 slope and reclaimed to grassland (pasture) with a pond in the southeast corner, for livestock watering. The pit floor will taper from elevation 911' above sea level on the west side of the pit and 1000' on the east side. Overburden will be reserved and used for reclamation. The site will be seeded with grass.

Runoff water will not be allowed to leave the gravel pit site. A berm will be constructed on the south edge of the site.

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P.O Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

The proposed hours of operation are 7am to 7pm, Monday through Saturday.

The site will be accessed from 405th Street, via a pit road along the east edge of the pit.

The closest county tile to the site is approximately 1950 southwest of the project area. The closest county ditch to the site is located 3000 feet southwest of the project area. Both the ditch and the tile are on the opposite side of County Hwy 6 from the proposed pit site.

The three closest third-party residences to the proposed site are as follows: 40091 Hwy 6, about 500 feet south of the site; 40642 Hwy 6, about 875 feet north of the site; and 27829 400th Street, about 1350 feet southwest of the site.

Soil types on the site include the following:

- Estherville sandy loam, 2 to 6 % slopes
- Salida gravelly sandy loam, 2 to 12 % slopes
- Storden-Ves loams, 6 to 12 % slopes
- Ves-Estherville-Storden complex, 3 to 6 % slopes, eroded
- Blue Earth mucky clay loam, sloping
- Amiret-Swanlake loams 2 to 6 % slopes
- Storden-Estherville-Ves complex, 12 to 18 % slopes, eroded
- Pits, gravel

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 Tate Brandt.

Tate Brandt, of Design 1 of Eden Prairie LLC, acting on behalf of Verizon Network Operations and landowner Tim Christensen, is seeking a permit for the construction of a 250' tall self-supporting telecommunications tower in Section 17 of Westline Township.

The site is located about 2000 feet north of the City of Milroy, west of State Hwy 68 and south of 260th Street. The site was previously permitted for a telecommunications tower in 2018, but it was never built and the permit has expired.

The site is located in the Agricultural Zoning District, in which a telecommunications tower is a Conditional Use.

The project will include the tower, plus a 9' lightning rod, which will bring the total height to 259'. Additionally, an equipment compound will be constructed around the tower base. This will include a clean rock surface over geotextile fabric, an equipment cabinet on a concrete pad, and a

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chain link perimeter fence with gate. There will be space on the tower for additional providers' equipment.

A 12' wide gravel access road and approach will be constructed from 260th Street. The tower will be set back 359 feet from the right of way of State Hwy 68 and 260th Street.

The closest county tile to the project is located 2800' southwest of the site. The closest county ditch is located 6700' south of the site. There is a private ditch 1200' east of the site.

The closest residence to the tower site is that of landowner Tim Christensen, located about 1750 feet southwest of the site. The three closest third-party residences to the proposed site are as follows: 11804 Hwy 68, about 1850 feet southwest of the site; 11769 Hwy 68, about 2000 feet east of the site; and 605 Euclid Avenue, about 2000 feet south of the site.

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

