



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
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REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: January 31, 2023

A meeting of the Redwood County Planning Commission convened on Tuesday, the 31st day of January, 2023, 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, Ed Carter, and County Commissioner Dave Forkrud. Mark Madsen was absent. Also present were the following individuals: Jason LaVoy, Rick Anderson, Cooper Scheffler, Ryan Robinson, Rey Kilpatrick, and Land Use & Zoning Supervisor Nick Brozek.

At 1:00 p.m. the January 31st, 2023 Redwood County Planning Commission meeting was called to order by Chair Zeug.

Brozek introduced new Planning Commissioner Ed Carter.

Chair Zeug called for nominations for Chair and Vice-chair for the 2023 calendar year.

Scheffler nominated Mike Kaufenberg to be Chair. The nomination was seconded by Madsen. There were no further nominations. Kaufenberg was elected 2023 Planning Commission Chair by unanimous vote.

Kaufenberg nominated Mark Madsen to be Vice-chair. The nomination was seconded by Scheffler. There were no further nominations. Madsen was elected 2023 Planning Commission Vice-chair by unanimous vote.

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

At 1:05 pm Chair Kaufenberg called to order a public hearing on Application for Extraction Interim Use Permit #2-23, 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 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.

2. 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.
3. 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.
4. 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.
5. Runoff water will not be allowed to leave the gravel pit site. A berm will be constructed on the south edge of the site.
6. The proposed hours of operation are 7am to 7pm, Monday through Saturday.
7. The site will be accessed from 405th Street, via a pit road along the east edge of the pit.
8. 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.
9. 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.
10. 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.
11. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Mike Scheffler recused himself from the Planning Commission, due to conflict of interest.

Cooper Scheffler and Mike Scheffler were in attendance to present the project to the Planning Commission. They made the following statements to the Commission:

- L & S is seeking to open a gravel pit on land owned by Ryan and Megan Robinson.
- The site is north of Delhi on County Hwy 6.
- L & S is familiar with the area, since they were formerly in the Zimmerli pit.
- The pit is expected to produce retail sand and gravel.
- There is a lot of trees and undergrowth on the east side of the site. They will reclaim that side as pasture, like the west side is currently, when the project is complete.
- They will excavate and leave a livestock watering pond on the site, depending on the permanent water table.

The Planning Commissioners made the following comments:

- What is the current status of the site?
- Does L & S agree with the proposed permit conditions, including the hours of operation?

Schefflers responded to the Planning Commissioners' comments and questions as follows:

- The west half of the site is currently grazing and pasture for cattle. The east half is tree-covered and includes an old un-reclaimed gravel pit of unknown age.
- The old pit will be used as the stockpile and processing area.
- The conditions are fine. They are used to those hours of operation in that area.

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

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

Chair Kaufenberg then closed the public meeting at 1:12 pm.

Chair Kaufenberg directed Brozek to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Zeug made a motion to approve Application for Extraction Interim Use Permit #2-23 subject to the conditions proposed by staff. The motion was seconded by Huseby and passed unanimously.

At 1:19 pm Chair Kaufenberg called to order a public hearing on Application for Conditional Use Permit #3-23, submitted by Tate Brandt of Design1, on behalf of Verizon Wireless.

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

1. 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.
2. 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.

3. The site is located in the Agricultural Zoning District, in which a telecommunications tower is a Conditional Use.
4. 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 chain link perimeter fence with gate. There will be space on the tower for additional providers' equipment.
5. 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.
6. 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.
7. 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.
8. A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Rey Kilpatrick was in attendance to present the project to the Planning Commission. She made the following statements to the Commission:

- Verizon is seeking to construct a 250' tall cellular communications tower.
- The tower will be located within a 50' x 50' equipment compound.
- This project was previously permitted on this site in 2018, but never built.
- The tower will be located at the corner of 260th Street and State Hwy 68.

The Planning Commissioners made the following comments:

- When will the tower be constructed?
- Is Verizon ok with the proposed conditions?
- Will the tower improve service in Vesta, as well as Milroy?
- Where is the closest tower to this site?

Kilpatrick responded to the Planning Commissioners' comments and questions as follows:

- Verizon hopes to construct the tower in 2024.
- The conditions are fine.
- The tower will help provide better communications service to the Vesta area.
- Radio frequency engineers determined that this site is the most beneficial for providing better service coverage.

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

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

Two members of the public, which stated that they neither supported nor opposed the project, came forward with questions:

- Rick Anderson:
 - o Anderson works at the Milroy elevator
 - o Will the project affect any building project, or radio signals and calls, on the elevator site?
- Jason LaVoy:
 - o LaVoy owns land and farms on the north side of 260th Street.
 - o Will the tower construction and operation place any restriction on what he can do on his land?

Kilpatrick provided the following responses to the public questions:

- The tower will improve cellular signal on the elevator site for people with Verizon service.
- The tower will not interfere with standard radio frequencies.
- Unless the elevator builds a structure taller than the communications tower (250 feet), it won't interfere with Verizon's signal.
- Space for additional communications provider equipment will be provided on the Verizon tower.

Brozek explained that the project will impose no special zoning limitation on the development and use of properties neighboring the tower site. The tower will be set back tower height plus 100 feet from the roads, so there should be no danger to neighboring properties in event of tower failure.

Chair Kaufenberg then closed the public meeting at 1:28 pm.


Chair Kaufenberg directed Brozek to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Zeug made a motion to approve Application for Conditional Use Permit #3-23 subject to the conditions proposed by staff. The motion was seconded by Huseby and passed unanimously.

The Commissioners reviewed and discussed the minutes from the January 9, 2023 Special Planning Commission meeting.

Scheffler made a motion to approve the January 9, 2023 Planning Commission minutes as presented. Zeug seconded the motion and it passed unanimously.

Huseby made a motion to adjourn. The motion was seconded by Zeug, and passed unanimously.



Nick Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office



Mike Kaufenberg, Chair
Redwood County Planning Commission