

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: September 26th, 2023



A meeting of the Redwood County Planning Commission convened on Tuesday, the 26th day of September, 2023, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mark Madsen, DeVonna Zeug, Jeff Huseby, Ed Carter, Mike Scheffler, and County Commissioner Jim Salfer. Also present were the following individuals: Rodney Paskewitz, Ryan Holmberg, Land Use Supervisor Jeanette Pidde, and Environmental Director Nick Brozek.

At 1:00 p.m. the September 26th, 2023, Redwood County Planning Commission meeting was called to order by Chair Kaufenberg.

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

At 1:03 p.m. Chair Kaufenberg called to order a public hearing on Application for Extraction Interim Use Permit #9-23, submitted by Rodney Paskewitz on behalf of Duro Rock Supply Co.

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

1. Duro Rock Supply Co. is proposing to operate a gravel pit and all related operations, as well as stockpiling, in the existing gravel pit on a tract in the Northwest Fractional Quarter, in Section 5, Township 112 North, Range 36 West, Redwood Falls Township. They would also like to stockpile and recycle broken concrete. The site is currently permitted to be mined by Nancy Baune.
2. There are currently no existing structures on the site. The total acres to be mined will be approximately 19.79 acres. Overburden, if any, will be stripped and piled. Water will be pumped to the nearby ditch. Gravel will be mined, leaving a 4:1 slope tapering from the RIM easement.
3. There are no wells or septic onsite.
4. The site is located in the Agricultural zoning district. The parcel is 28.31 acres, and is bordered on the west, north, and east sides by cropland. The south side is bordered by trees and pond area. The topography of the area consists of rolling farmland.
5. Dust will be controlled with a water truck as needed. All runoff from mined areas will be directed back into the pit bottom so that infiltration can remove any sediment.
6. All equipment will have mufflers. Hours of operation are proposed to be from sunrise to sunset, with the exception of pumping, which may be done at any time.

Redwood County Government Center - Environmental Department

P.O Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

7. There are no county tile lines on or near the site. The site is bordered on the north by JD33, and on the east by JD33, Lat. J.
8. The nearest dwelling to the project site is 28851 State Hwy 19, about 1,212 feet northwest of the site.
9. A copy of the Rezoning application, maps, and plans were enclosed.

Rodney Paskewitz was in attendance to present the project to the Planning Commission. He made the following statements to the Commission:

- This is an update to an existing permit.
- Additionally, he would like to stockpile concrete and recycle it onsite.

The Planning Commissioners made the following comments:

- Will the area outlined as extracted be turned into a pond?
- Are there any questions on the conditions?
- Justice Ave. is used. Are there any problems?

Paskewitz responded that:

- He plans to keep a laydown yard to park by Justice Ave., and keep 2-3 acres usable.
- He would keep the recreational pond that crosses the boundary line. This pond is shared with the neighbor.
- The other ponds would be combined, and there would be a lake that slopes to the RIM easement.
- He will need to stabilize the banks and put up signage.
- He will speak to the township regarding the roads.

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 1:10 p.m.

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 #9-23 subject to the conditions proposed by staff. The motion was seconded by Carter and passed unanimously.

At 1:18 p.m. Chair Kaufenberg called to order a public hearing on Application for Conditional Use Permit #10-23, submitted by Ryan Holmberg, on behalf of landowner, Daniel Holmberg.

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

1. Ryan Holmberg is proposing to operate a Level III Home Occupation on a tract in the Southwest Quarter, Section 7, Township 112 North, Range 39 West, Underwood Township. The site is zoned agricultural, and Ryan Holmberg lives on the site.

2. In the home occupation, known as Pizza Systems, Inc., Holmberg seeks to use a 40' x 80' (3200 square feet) shop building for light manufacturing. This includes some machining and welding, but mostly assembly. Holmberg manufactures commercial pizza dough presses, pizza pans, and custom parts. Currently there are two employees outside of the occupants of the home.
3. There are two existing driveways to access the site. Employees have room to park on-site. The UPS truck delivers daily, and a freight truck comes approximately once per month. There are no customer visits.
4. There is a septic system and conventional drain field for the house located on the property, but none for the shop building.
5. Hours of operation are from 8:00 a.m. until 5:00 p.m. Monday through Friday.
6. There are no county tile lines located on or near the site. JD3 is located approximately 1000 feet north of the site.
7. The nearest neighboring dwellings to the site are:
32145 Acorn Ave., Vesta, approximately 2050 feet southwest
32219 Aspen Ave, Vesta, approximately 3900 feet southeast
8. A copy of the Conditional Use Permit application, maps, and proposed permit conditions were enclosed.

Ryan Holmberg was in attendance to present the application to the Planning Commission. He made the following statements to the Commission:

- He lives on the farm and farms full-time. Dan is his father and is still the owner of the property.
- He runs light manufacturing out of a shop on the building site where he makes pizza presses and does tooling for parts. Mostly machining and assembly. No painting. The parts are mostly stainless steel and aluminum.
- There is regular UPS and FedEx traffic, as well as a semi about once per month.

The Planning Commissioners made the following comments:

- Is there any sales staff?
- Is there an issue with a semi on township roads?
- There are limits to the size of a business as a home occupation.

Holmberg responded that:

- He operates as the sales staff. He has a business partner in an office in Marshall.
- There is a gravel pit nearby that has more traffic than his business generates. His own grain hauling for his farming is more traffic than what's generated by the business. He's been operating for a couple years, and the additional semi traffic is no problem.
- He had looked into having the business in one of the smaller towns in the area, but he couldn't find anything suitable.

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 1:29 p.m.

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

Scheffler made a motion to approve Application for Conditional Use Permit #10-23 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 July 25th, 2023, Planning Commission meeting.

Madsen made a motion to approve the July 25th, 2023, Planning Commission minutes. Zeug seconded the motion and it passed unanimously.

The Commissioners reviewed and discussed the minutes from the August 29th, 2023, Planning Commission meeting.

Huseby made a motion to approve the August 29th, 2023, Planning Commission minutes. Carter seconded the motion and it passed unanimously.

The Commissioners reviewed and discussed the minutes from the September 20th, 2023, Planning Commission special meeting.

Zeug made a motion to approve the September 20th, 2023, Planning Commission minutes. Carter 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 2:02 p.m.



Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Mike Kaufenberg, Chair
Redwood County Planning Commission