


**TO: Redwood County Planning Commission**

**FROM: Jeanette Pidde**   
**Land Use and Zoning Supervisor**  
**Redwood County Environmental Office**

**DATE: January 16, 2024**

**RE: Planning Commission Hearing on January 30, 2024**



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 30<sup>th</sup> day of January, 2024, beginning at 1:00 p.m. in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve one (1) public hearing. 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 Robert Pagel**

An *Application for Extraction Conditional Use Permit* has been filed by Robert Pagel for the extraction, processing, and stockpiling of gravel material from/on the following described real property, situated in the County of Redwood, State of Minnesota:

Southeast quarter, Section 18, Township 112, Range 39, Underwood Township. Proposed extraction area will be 35 acres, including equipment storage and overburden stockpiling areas.

The extraction area is located in the “A” Agricultural District and the “FP” Floodplain District. Extraction of gravel is a Conditional Use in both the “A” Agricultural District and the “FP” Floodplain District.

Mr. Pagel’s application is to extend an existing gravel extraction operation. The current site is operating under a permit issued in 2014.

No structures will be located on site. However, equipment may be temporarily stored on site. The life expectancy of the extraction operation is ten (10) years, to be completed on February 9<sup>th</sup>, 2034.

At the end of the ten (10) year period all extraction will cease and the area will be reclaimed by leveling and grading the ground and covering with stockpiled topsoil so as not to exceed a 4:1 slope. The main part of the pit will be reclaimed as a pond and the flat areas will be returned to farm use.

The applicant is required to provide proof of bodily injury, property damage, and public liability insurance in the amount of at least \$1,500,000.00 per occurrence. Mr. Pagel provided proof of insurance for the 2014 permit. He intends to provide a current version in connection with this application.

Redwood County Government Center - Environmental Department

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The applicant is required to post a bond, cash deposit, irrevocable letter of credit, or other security to Redwood County in the amount of \$2,000.00 per acre, a minimum of \$10,000.00, or 125% of the estimated/bid value to reclaim the property, whichever is greater. The Redwood County Board of Commissioners may require a higher surety amount, if in the reasonable discretion of the County, the unique characteristics of the proposed project require more substantial restoration or reclamation. Further, pursuant to Sec. 16, Subd. 5, Subp. I of Redwood County Zoning Ordinance, “[s]ureties shall be for a minimum of one year beyond the ending date of Conditional Use Permit.” A surety bond in the amount of \$70,000, which expires in 2026, was provided in connection with the 2014 permit. Mr. Pagel is proposing to extend the letter of credit in the amount of \$70,000.



There are no dwelling sites within one quarter of a mile of the site. The nearest dwelling to the site is that of the applicant which is located 1650' north of the site. There are three other dwellings within one half of a mile. These are as follows: Gary and Kathy Johnson about 2070' south of the site; Richard Pagel (Robert's brother) about 2100' north of the site; and Patricia Rosa about 2340' southeast of the site.

Judicial Ditch 3 runs along the eastern edge of the proposed site. A 150 foot setback will be observed between the excavation and the ditch bank. A 100 foot strip of land on the top of the west side of the ditch bank is enrolled in RIM. The excavation will be kept 50 feet west of the RIM land, thus the proposed 150' setback from the ditch bank. Ditch Inspector Brent Lang says a 150' setback will be satisfactory.

Additionally, Judicial Ditch 37/Redwood River runs to the south of the site. However, at its closest point to the site, JD 37 is 350 away from the site. Furthermore, JD 37 bends sharply to the south, away from the site, and reaches a distance of 1900 feet from the site. The land between the excavation site and JD 37 is also enrolled in RIM.

Surface water on the site will drain into the pit and be captured there.

According to the U.S. Fish and Wildlife Service, National Wetland Inventory, no delineated wetlands are located on the site, though there are some near the site, on the other side of the township road and JD 3 and on the banks of JD 37.

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