



Redwood County

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Application for Extraction Interim Use Permit

Location of the Extraction:

Permit #: 2-24 Date: 3-12-24

Address: County Road 30 City: Vesta State: MN Zip: 56292
House # Street Name

Parcel #: 70.014.3040 Township: UNDERWOOD Section: 14 Twp #: 112 Range: 039

Legal Description:

N1/2 SW1/4 & SE1/4 SW1/4 & N1/2 SE1/4, 200.A; Project will be entirely located in NE 1/4 SW 1/4 14-112-39, Redwood County, MN.

Information about the Extraction:

Zoning District: Agriculture

Soil Type 1: Gravel Pit

Soil Type 2: Estherville sandy loam, 0 to 2 percent slopes

General description of the extraction: NOTICE: Change of land use may affect your property taxes.

Extraction and processing by screening, crushing, and stockpiling. After material is stockpiled, it will be used for HMA in a HMA plant for Co Rd 7 bituminous mill and overlay.

Number of acres to be extracted: 8

Type of Road: County Right-of-Way width measured from centerline ~~80 ft~~ 33 ft

Setbacks: (Please enter in feet)

Setback from the Center of the Road: ~~300~~ 275

Side Yard Setback: ~~1300~~ 1350 Direction: West

Side Yard Setback: ~~3200~~ 2675 Direction: East

Rear Yard Setback: ~~4000~~ 1320 Direction: South

Starting Date: 04/01/2024 Date of Completion: 04/01/2034 (maximum 10 years)

Drainage Plan:

See Site Development and Reclamation Plan attached.

Landscape and screening plans:

See Site Development and Reclamation Plan attached.

Water plan (estimated water use):

See Site Development and Reclamation Plan attached.

Statement addressing noise, vibration, glare, heat, smoke, particle matter, odors, exterior lighting, toxic or noxious matter, dust, etc:

See Site Development and Reclamation Plan attached.

Reclamation plan: (Attach Map)

See Site Development and Reclamation Plan attached.

Estimated Cost of Reclamation: N/a

Applicant Information:

First Name: Luke Last Name: Lippert

Business Name: Central Specialties, Inc.

Address: 6325 County Road 87 SW City: Alexandria State: MN Zip: 56308

Home Phone: 320-762-7289 Cell Phone: 320-894-0691 Email: lukel@centralspecialties.com

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____

Business Name _____

Address: _____ City: _____ State: MN Zip: _____

Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from Applicant)

First Name: Carrie Last Name: Knudson

Address: 5323 US 212 City: Granite Falls State: MN Zip: 56241

Home Phone: _____ Cell Phone: 507-828-0537 Email: cknudson@mvtwireless.com

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: *Carrie Knudson* Date: 3/11/24

Please attach the following information:

A detailed site map. This must include: soil types, topography, location of watercourses, outline of maximum area to be excavated, setbacks from property lines, vertical profile of area to be excavated including overburden, proposed and existing locations of any structures, stockpiles or operation areas, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, road routes for heavy equipment and any signs being posted.

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Extraction Fee: \$700.00 Receipt #: 332402 Date Approved: _____

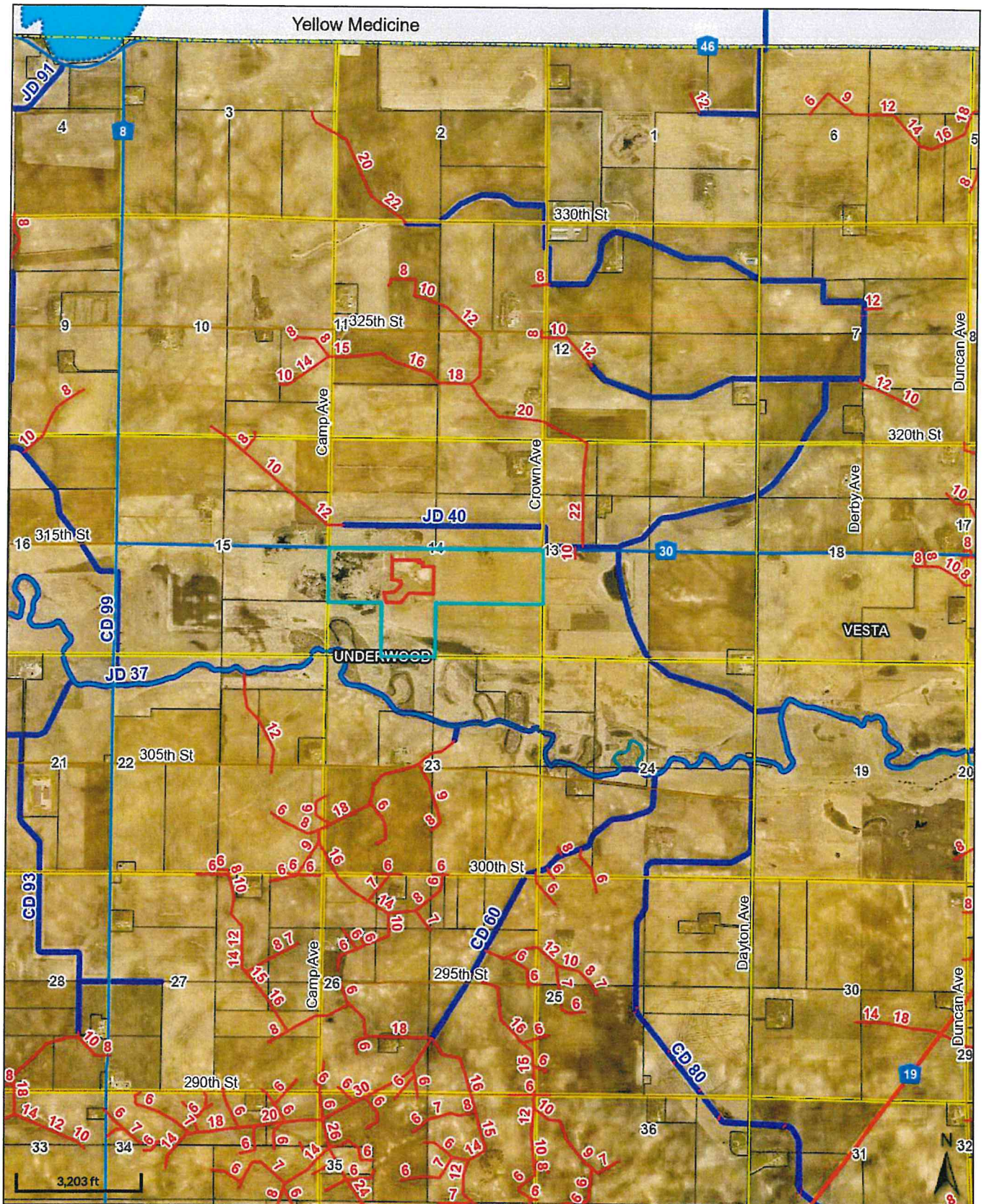
Application Received: 3-12-24

Commission Action: _____ **County Board Action:** _____

Approved: _____ Date: _____ Approved: _____ Date: _____

Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

Location



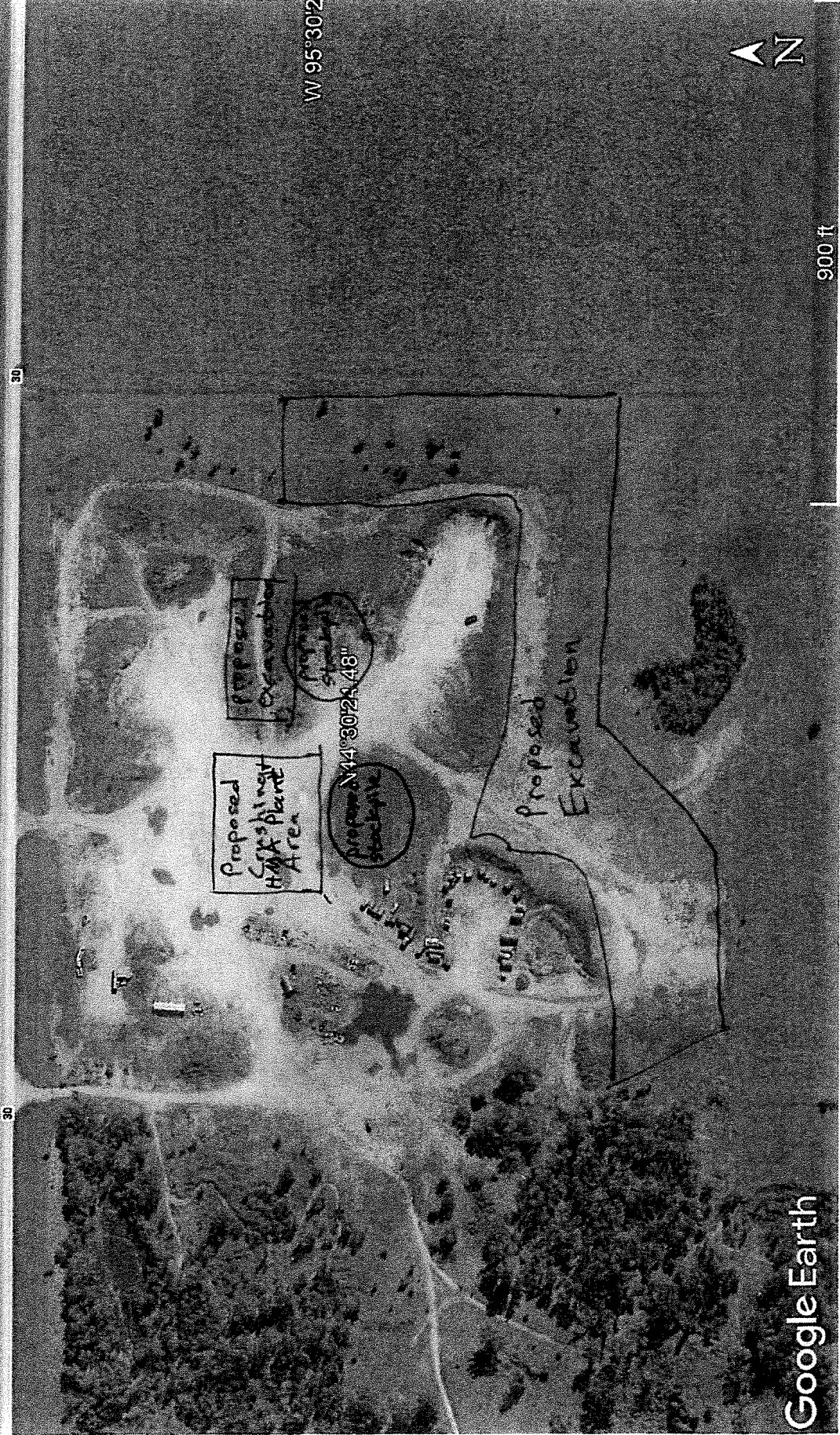
Total Project Area



Knudson Pit

Proposed Operations

Legend





Scale: 4,514

Soils

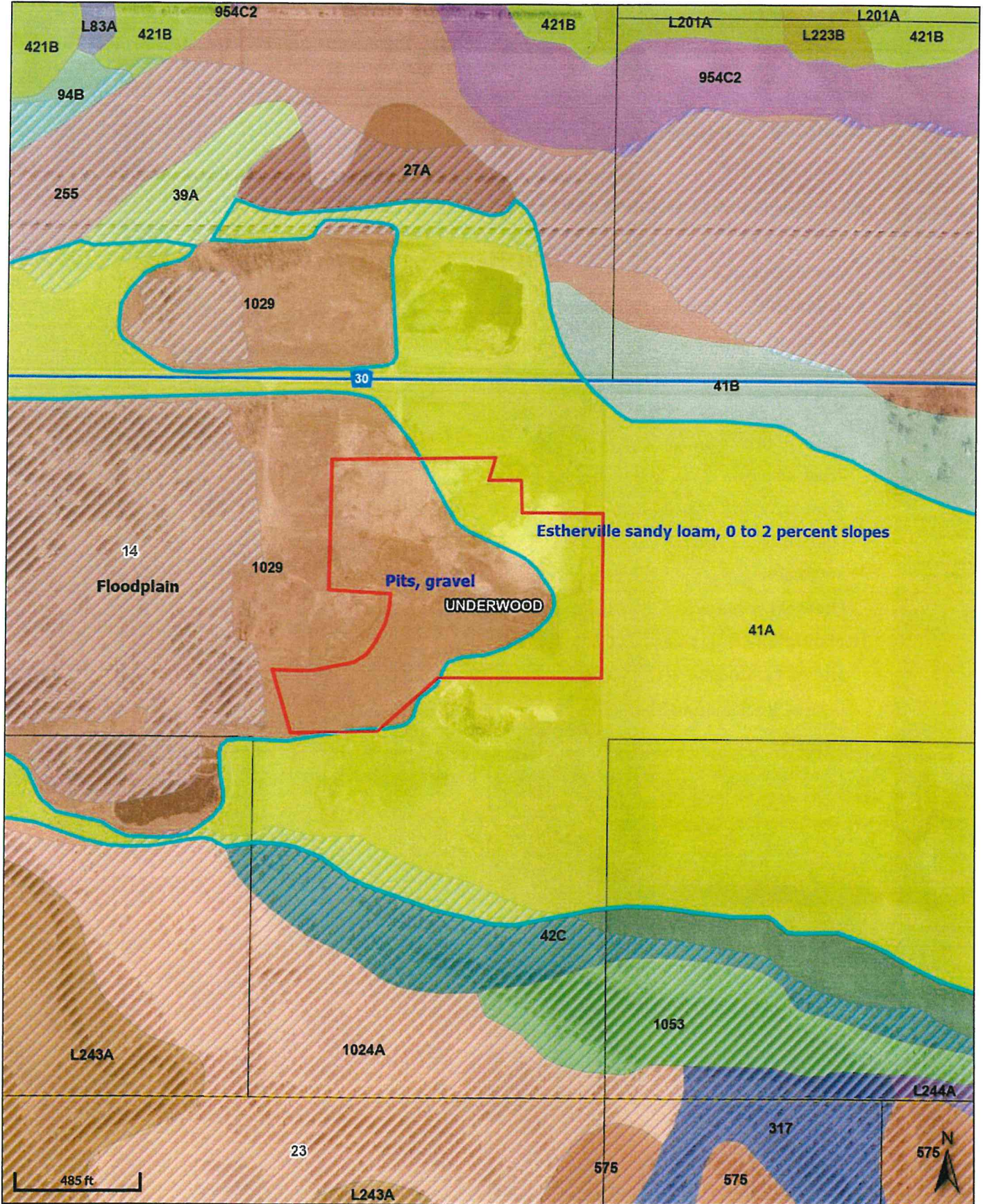




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Introduction and Description of Site Property

Introduction

Central Specialties, Inc (CSI) is a third generation, family-owned general contracting company serving Minnesota and the Dakotas. Our Alexandria, Minnesota based company takes pride in our values: responsive customer service, on the job safety, and high-quality products and services.

CSI is experienced in all phases of heavy construction. We provide services to public, commercial and private customers. Our services include site work, excavation and paving, parking facilities, residential, commercial, and industrial site development, culverts and drainage, transportation construction, highways, municipal and residential streets, airport runways, taxiways, and ramps. In addition, our aggregate production service is experienced in providing aggregate base products, washed material, crushed, and graded materials and fill.

Description of Site Property

The Knudson Pit is located on Parcel #70.014.3040 in Section 14 of Underwood Township. It is zoned Agricultural. The proposed excavation site is approximately 8 acres, a portion of the overall larger, existing mine and is more particularly described as being located as follows:

N1/2 SW1/4 & SE1/4 SW1/4 & N1/2 SE1/4, 200.A, S14, T112, R039,
Underwood Township

In preparation for developing the following reclamation plan, A Handbook for Reclaiming Sand and Gravel Pits in Minnesota by the Minnesota Department of Natural Resources, Division of Minerals, dated July 1992, was reviewed and the plans were based on the standards from this source.

The primary purpose for using this site is to provide a source for extracting gravel and earth shouldering material and for operating a temporary, portable, bituminous hot mix asphalt (HMA) plant for construction projects in the area.

Extraction Plan Summary

The processing machinery will be located consistent with setback standards for structures from ordinary high-water levels of public waters and from bluffs.

Any additional topsoil removed from the extraction area and stored in piles on the site and could be used for additional screening if necessary.

The entrance and exit to the pit shall be from County Road 30. The road shall be constructed so as not to create a safety hazard and to comply with the manual of uniform traffic control devices as specified by the Minnesota Department of Transportation.



The extractive use of the proposed site shall be solely used for operations directly related to extraction operations. Typically, crushing activities will be completed within three to four weeks, contingent upon factors including weather, soil conditions and plant scheduling. Upon completion of processing and stockpiling operations, the equipment is removed and leveled in preparation for hot mix plant operations. Any steep banks or high walls created by CSI activities will be contoured to a minimum of 3:1 slopes.

No waste materials will be disposed of on site unless authorized by the County. Sanitary facilities will be provided for workers during pit operation.

There are no encroachments into utility right-of-ways.

Central Specialties, Inc. will take appropriate actions to control activity and provide security within the pit area during its presence on site. This may be accomplished by maintaining round the clock personnel on-site, fencing, or gated entrances should circumstances warrant such action. The site is bounded by berms which provides an overall screening effect for the location.

Mine Plan

Proposed Extraction Area

The proposed extraction area is in a portion of the:

N1/2 SW1/4 & SE1/4 SW1/4 & N1/2 SE1/4, 200.A, S14, T112, R039,
Underwood Township

Removal of Vegetation

Trees, brush, and other vegetative debris from clearing the site will be temporarily stored in a location that will not interfere with mining operations. Debris may be disposed of by burning under the terms of a local burning permit. It may also be buried in the pit as backfill in a practice referred to as in-mine disposal.

Conservation and Storage of Topsoil

Topsoil will be stockpiled on in either topsoil piles or topsoil berms.

Boulders and oversized material excavated during the top-soil stripping process will be stored in a location that will not impede mining or reclamation efforts. These materials can be used as reclamation features during the reclamation process or disposed of through in-mine disposal.

Hours of Operation

March to November

5:00 a.m. to 8:00 p.m., Monday through Saturday

No overnight operation.

Closed on Sundays.



Truck Activity

The truck activity for this proposed site, measured in trips per hour, shall be twenty (20) trips per hour at the highest and ten (10) trips per hour at the average level of truck activity.

Erosion Control Measures

Measures shall be taken to control erosion to prevent potential damage to adjacent land and to control sedimentation that has the potential to leave the site. Central Specialties, Inc. maintains a valid MPCA National Pollutant Discharge Elimination System (NPDES) permit and a State Disposal System (SDS) General Permit for Minnesota. Erosion and sedimentation control best management practices (BMPs) will be maintained until the pit area is permanently stabilized or reclaimed.

As materials are excavated from the inside out, a basin will be formed in the center of the pit area. The surrounding gravel walls will act as a natural perimeter berm with the only entrance to the east of the pit area and is constructed to slope downward to the pit bottom. This creates a natural detention basin for potential runoff water and prevents runoff from the excavation site.

Dust Control Measures

Visible dust emissions will be controlled using the best available control techniques. For this operation, berms, water from a water truck and, if appropriate, calcium or magnesium chloride will be used to abate visible dust emissions from the proposed site. All anticipated haul roads are paved and do not pose a visible dust emission issue.

Air Quality

Central Specialties, Inc. achieves the highest standards for environmental performance. For this reason, CSI maintains a valid MPCA Air Emission Permit for Crushing and HMA Facilities.

Phase of Operation

Excavation will begin at the center of the extraction area and will proceed outward to the perimeter of the proposed extraction area confines. Once the excavation has been completed down to approximately 30 feet, the machinery would not be visible from the surrounding area. During the excavation process, the high walls in the pit will become a natural perimeter berm around the active excavation area.

The proposed excavation site is a gravel/borrow pit. No dewatering activities are anticipated. No washing activities are anticipated. The life of the proposed activity is anticipated to be completed within the 2024 summer/fall construction season.



Reclamation Objectives

A reclamation plan is an essential feature of an overall mining plan. The objective of pit reclamation is to achieve an appropriate and productive after-use of the affected site. Reclamation practices ensure physical stabilization of the soil and sustainable land use.

Reclamation is an integral part of extraction, and as such is included in our pre-excavation planning. Factors considered in reclamation planning include: pit location and characteristics, topsoil and water availability, the surrounding landscape, zoning and other land-use restrictions, end-use objectives, and practicality and cost-effectiveness. Whenever possible, reclamation operations shall be carried out concurrently with extraction.

Interim Reclamation

A Reclamation Plan anticipates periods of dormancy during the life of the mining operation. During these dormant periods, interim reclamation measures shall be initiated when mining operations are suspended due to inactivity such as a lack of contracts or adverse economic conditions in the mining or transportation industries. It is seldom possible to forecast the duration of such a shut-down. It could be a matter of a few weeks or months, or it could be many years between mining operations. Not knowing how long the period of inactivity will last makes it difficult to specifically detail interim reclamation measures in advance but requires flexibility in implementing measures appropriate to the current conditions.

Our general approach for interim reclamation during dormant periods or upon cessation of our operations in a leased, but on-going operation, is to stabilize and secure the mine. Typical activities involve keeping drainage structures clear, inhibiting erosion of exposed soils. Interim reclamation measures may also include measures such as cleanup and re-grading of steep slopes of unconsolidated material to create stable slopes to prevent surface shifting or shedding; procedures that control or avoid wind erosion and water runoff; and where appropriate, re-vegetation of surface areas with plant materials that are capable of self-regeneration without dependence on irrigation and equipment.

Final Reclamation Plan

In general, the intent during the final reclamation phase is to restore the land to its pre-extraction use or in a manner appropriate for its post-extractive use. This phase is typically implemented by the landowner once extractive activities have permanently ceased on the property. Usually, rubbish, surplus materials, temporary structures, and equipment are removed from the land. To comply with requirements in the Stearns County Ordinance, final reclamation activities will include such measures as rehabilitative earth-work covering bare rock and sub-soils and re-grading side slopes to 18 per cent. Non-useable and/or non-commercial materials including overburden, screenings and rocks may be disposed of in the pit bottom. Sometimes, oversize rock and boulders may be used as landscape features. Topsoil stored in piles and berms will be



reapplied to the graded site consistent with surrounding terrain and planned after use. If considered unnecessary to the end-use plans for the property, the access road into the pit area may be removed as a part of the reclamation of the land.

Seeding will usually follow final topsoil replacement according to plan specifications and, depending on the land-owner's end-use objectives, either an agricultural crop or a Conservation Reserve Program (CRP) tall grass seed mix acceptable to the NRCS, will be used in most plans.

The most critical aspect of re-vegetation efforts is rapid establishment of a ground cover to pre-development or adjacent site conditions. Grasses are typically the best species for achieving rapid soil stabilization. Mulches, soil stabilizers or fertilizers may be applied to establish plant growth or reduce erosion.

In applying the final reclamation plan, re-vegetating the area consistent with surrounding habitat in a timely fashion is our desired goal. Re-vegetation provides cover and food to attract wildlife to the area, reduces soil erosion, adds organic material to the soil, filters runoff, increases water infiltration, and increases the overall environmental desirability of the surrounding area.

Conclusion

The goal of any reclamation plan is to address issues of maintenance of the affected area during the life of the mining operation and to address the end use plans once mining activities have ceased. Ideally, reclamation of affected surfaces should be completed as soon as is reasonable after affected surface areas are no longer being used in mining operations.

Central Specialties, Inc. is a conscientious road building company with an excellent environmental record. We have built our reputation on being responsive to the needs of the communities in which we live and work and on being responsible stewards of our natural resources. We are confident that we have proactively addressed and carried out the requirements of our use permits and responsibilities in the past and will continue to comply with all terms and conditions of this permit. We take pride in the fact that we operate in a manner that promotes a safe and healthy environment, while producing a cost effective product that enhances the quality of life for the residents of Redwood County.

Conditions Permit No. 2-24 (Central Specialties – Knudson Pit)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Zoning Ordinance, as hereafter amended from time to time. The permit holder shall abide by all MSHA requirements.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall have proper warning signs posted along Township/County roads used to transport material from the mining operation during times of continuous hauling. The warning signs shall conform to the requirements and guidelines as provided in the Minnesota Manual on Uniform Traffic Control Devices.
4. All waste and refuse generated by or from the use must be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and provided to the Redwood County Environmental Office upon request.
5. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
6. The permit holder shall not allow the extraction interim use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. Adequate measures shall be taken, both on the gravel pit/hotmix plant site and also on the various haul roads used, to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future.
7. Hours of operation shall be from sunrise to sunset, Monday through Saturday, for normal gravel pit/hotmix plant operations, including, but not limited to, excavation, hauling, crushing, processing, and the production of asphalt. Routine equipment maintenance may be conducted on the site during nighttime hours, including warming up the hotmix plant to prepare for operation during daylight hours. Operations shall take place in the months of March through November.
8. The permit holder shall not exceed the boundary limits described and set forth in the *Application for Extraction Interim Use Permit*. The permit holder shall keep any pit, excavation, or impounded waters within the limits for which the particular permit is granted.
9. The excavation site shall not be used for a demolition site unless the permit holder obtains the proper permits from the State and Minnesota and Redwood County.

10. Adequate access roads, drainage, and other necessary facilities shall be provided at all times and shall continue to be provided by the permit holder now and in the future.
11. The permit holder shall at all times properly guard and keep any pit or excavation in such condition so as not be dangerous from caving or sliding banks.
12. The permit holder shall properly drain, fill, or level any pit or excavation after created so as to make the same safe and healthful which shall be determined by the Board of Commissioners. The permit holder shall grade the site after the excavation and extraction has been completed so as to render it usable. The site shall be reclaimed according to the reclamation plan attached to the *Extraction Interim Use Permit*, reserved topsoil spread on the site and thereafter seeded with approved seed where required to avoid erosion and an unsightly mar on the landscape. The site shall be clean and free of all debris, including stockpiles, when the *Extraction Interim Use Permit* reaches its completion date.
13. The permit holder shall post a bond or irrevocable letter of credit in the amount of \$36,660.00 as security to Redwood County. Further, the bond or irrevocable letter of credit shall remain in full force and effect for a minimum of one year beyond the completion date of *Extraction Interim Use Permit*. The completion date of this permit shall be April 1, 2034.
14. The permit holder shall maintain bodily injury, property damage, and public liability insurance in the amount of at least \$1,500,000 per occurrence during the life of the extraction operation and shall provide proof of the same to the Redwood County Environmental Office.
15. No excavation or stockpiling shall occur until the permit holder, or permit holder's agent, provides the \$36,660.00 reclamation security and proof of bodily injury, property damage, and public liability insurance, to the Redwood County Environmental Office.
16. The Redwood County Planning Commission shall review the extraction interim use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the permit and/or requiring the permit holder to reapply for a permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.

REDWOOD COUNTY PLANNING COMMISSION

**Luke Lippert of Central Specialties, Inc.,
On behalf of landowner, Carrie Knudson
Extraction Interim Use Permit Application #2-24
April 9, 2024**



FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____