

TO: Redwood County Planning Commission

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



DATE: March 27, 2024

RE: Planning Commission Hearing on April 9, 2024

A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 9th day of April, 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 two (2) public hearings. A brief summary of the subject matter of the hearings is set forth below.

1. Public hearing on Application for Extraction Interim Use Permit (2-24) submitted by Luke Lippert of Central Specialties, Inc., on behalf of landowner Carrie Knudson

Central Specialties is seeking to reopen a gravel pit and hot mix asphalt plant on an old, partially reclaimed, gravel pit site in Section 14 of Underwood Township. Specifically, Central Specialties's operations will be located in part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4).

The site is located in the "A" Agricultural District. Extraction is an interim use in said District, and hot-mix asphalt plants are a conditional use.

The proposed project area includes 18.33 acres, with 8-acres of proposed extraction. The topsoil will be stripped off and stockpiled for reclamation. The gravel material will be mined as needed for regional projects. Central Specialties is seeking a 10 year permit, but expects that the first project will be completed in the 2024 construction season.

Pursuant to Title XV of Redwood County Ordinances, § 153.283 (E), 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. The applicant is also required to post a bond or irrevocable letter of credit as 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, a surety is required for a minimum of one year beyond the ending date of the permit. At 18.33-acres, this site requires a \$36,660.00 surety.

The nearest county tile and open ditch is 750 feet north of the site, on the opposite side of County Hwy 30.

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The three closest residential dwellings to the site are as follows:
Voxland/Vraspir, 13895 County Hwy 30, about 1750' northwest of the site;
Burton Mock, 31976 Crown Avenue, about 2800' northeast of the site;
and Neil Cole, 14369 305th Street, about 3400' south of the site.



A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed. See Central Specialties's written application for more information.

2. Public hearing on Application for Amendment to Redwood County Zoning Ordinance (1-24a) submitted by Eric Linsmeier on behalf of O&E Properties, LLC

An Application for Amendment to Redwood County Zoning Ordinance has been filed by Eric Linsmeier on behalf of O&E Properties, LLC, to request that Planned Unit Developments be allowed in Redwood County, and setting forth standards therefor.

The proposed ordinance language was referred to the Planning Commission for study and report.

A copy of the application and proposed ordinance language is enclosed.