

TO: Redwood County Planning Commission

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

DATE: May 17, 2024

RE: Planning Commission Hearing on May 28, 2024



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 28th day of May, 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 (3-24) submitted by Lucas Van Eps of Duinick, Inc., on behalf of landowner LeRoy Pedersen

Duinick, Inc., is seeking to open a gravel pit in Section 5 of Delhi Township. Specifically, Duinick's operations will be located in part of the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$).

The site is located in the "A" Agricultural District. Extraction is an interim use in said District.

The proposed project area includes 24 acres of proposed extraction. The topsoil will be stripped off and stockpiled for reclamation. The gravel material will be mined as needed for projects. Duinick is seeking a 10 year permit.

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. Duinick has provided an estimate for reclamation in the amount of \$50,000. This site requires a \$62,500.00 surety.

The nearest county open ditch is 1,970 feet west of the site, and the nearest county tile line is 3,860 feet west of the site, on the opposite side of County Hwy 6.

The three closest residential dwellings to the site, other than the landowner, are as follows:

Catny Zimmerli, et al, 28596 395th St., about 1100' north of the site;

William Moldestad, Sr., 38870 Justice Ave., about 1700' southeast of the site;

and Robert Pedersen, 38683 Justice Ave., about 3,500' southeast of the site.



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

2. Continuation of 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 was 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. After review at the April 9, 2024, Planning Commission meeting, the Planning Commission requested changes by the Environmental Office to be reviewed at the continuation hearing.

A copy of the updated proposed ordinance language is enclosed.

Redwood County Government Center - Environmental Department

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