



Redwood County

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### Application for Extraction Interim Use Permit

**RECEIVED**

SEP 03 2024

REDWOOD COUNTY ENVIRONMENTAL OFFICE

**Location of the Extraction:**

Permit #: (19) 9-24 Date: 08/30/24

Address: 806 Front Street City: Redwood Falls State: MN Zip: 56283  
House # Street Name

Parcel #: 55-028 Township: HANNAH Section: 28 Twp #: 113 Range: 35  
62-328-4020 Paxton

Legal Description:  
SE 1/4 of SE 1/4  
Southeast quarter of Southeast Quarter, Section 28, Township 113, Range 35

**Information about the Extraction:**

Zoning District: Agriculture

Soil Type 1: 992 E. Rock Outcrop - Copastown Complex

Soil Type 2: 1024 A. Havelock Clay Loam

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

Mine Aggregate site to an average depth of 834' feet A.M.S.L.

Number of acres to be extracted: 30

Type of Road: Township Gravel Right-of-Way width measured from centerline \_\_\_\_\_

Setbacks: (Please enter in feet)

Setback from the Center of the Road: 300'

Side Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Side Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Rear Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Starting Date: Existing

Date of Completion: 2034 (maximum 10 years)

Drainage Plan:

Natural drainage with extraction towards stormwater pond on site

Landscape and screening plans:

Mining site is naturally screened with trees

Water plan (estimated water use):

N/A

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

The mining site is located far away from residential development

Reclamation plan: (Attach Map)

Mining site perimeter will be sloped and planted with grass seed mix

Estimated Cost of Reclamation: \$30,000

Applicant Information:

First Name: CRAIG Last Name: SERBUS

Business Name: GORDY SERBUS & SONS GRAVEL LLC

Address: PO Box 253 City: Redwood Falls State: MN Zip: 56283

Home Phone: 507 430 0650 Cell Phone: 507-436-0650 Email: cserbus@hotmail.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: Scott Last Name: Haas

Address: PO Box 66 City: Crosby State: MN Zip: 56441

Home Phone: Cell Phone: 404-263-7258 Email: scotthaas@yahoo.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.

Operator: Land Owner Signature: Craig Serbus Date: 08/30/24

Please attach the following information:

Landowner: ↑

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 #: 332538 Date Approved:

Application Received: 9-19-24

Commission Action: County Board Action:

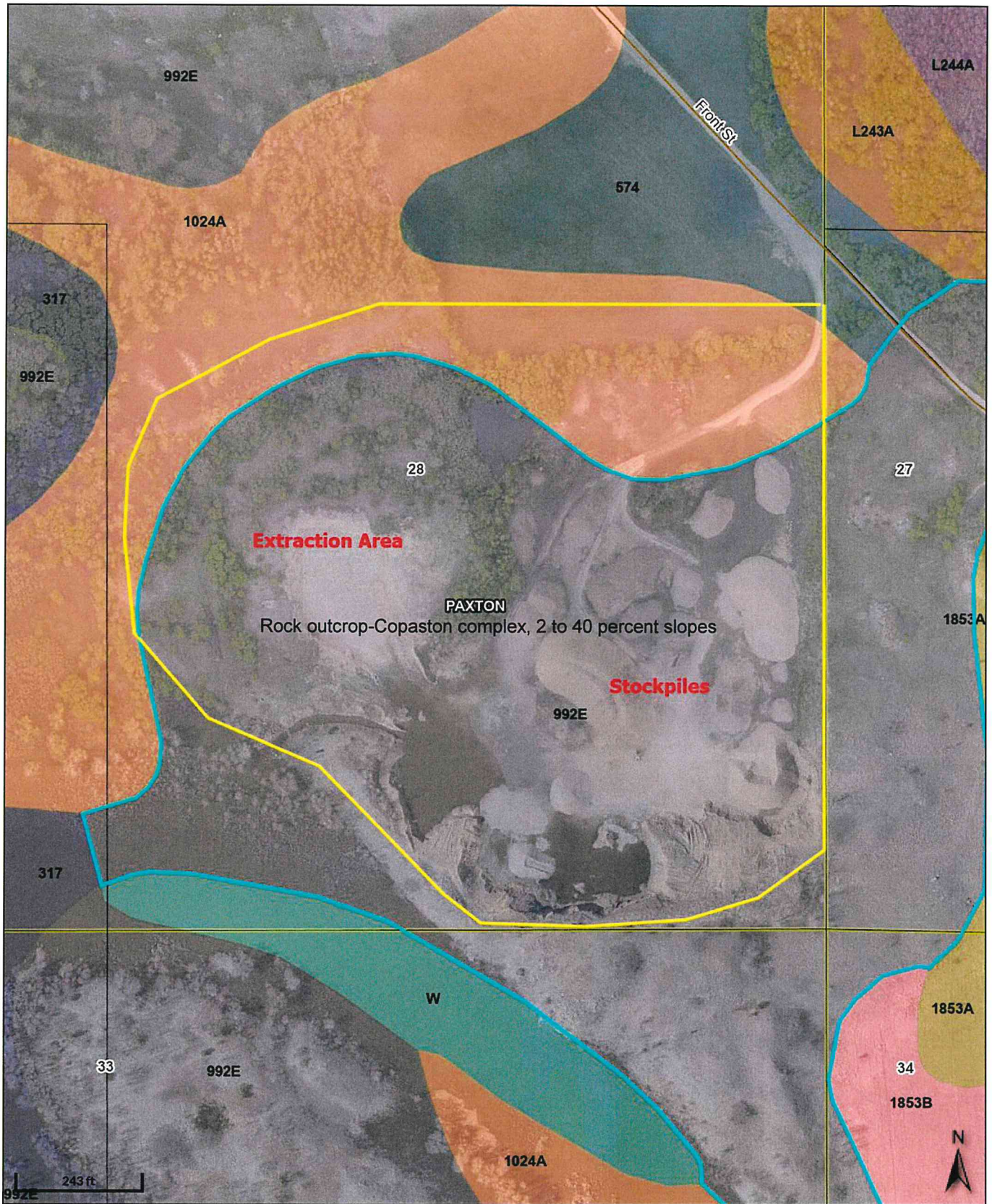
Approved: Date: Approved: Date:

Disapproved: Date: Disapproved: Date:

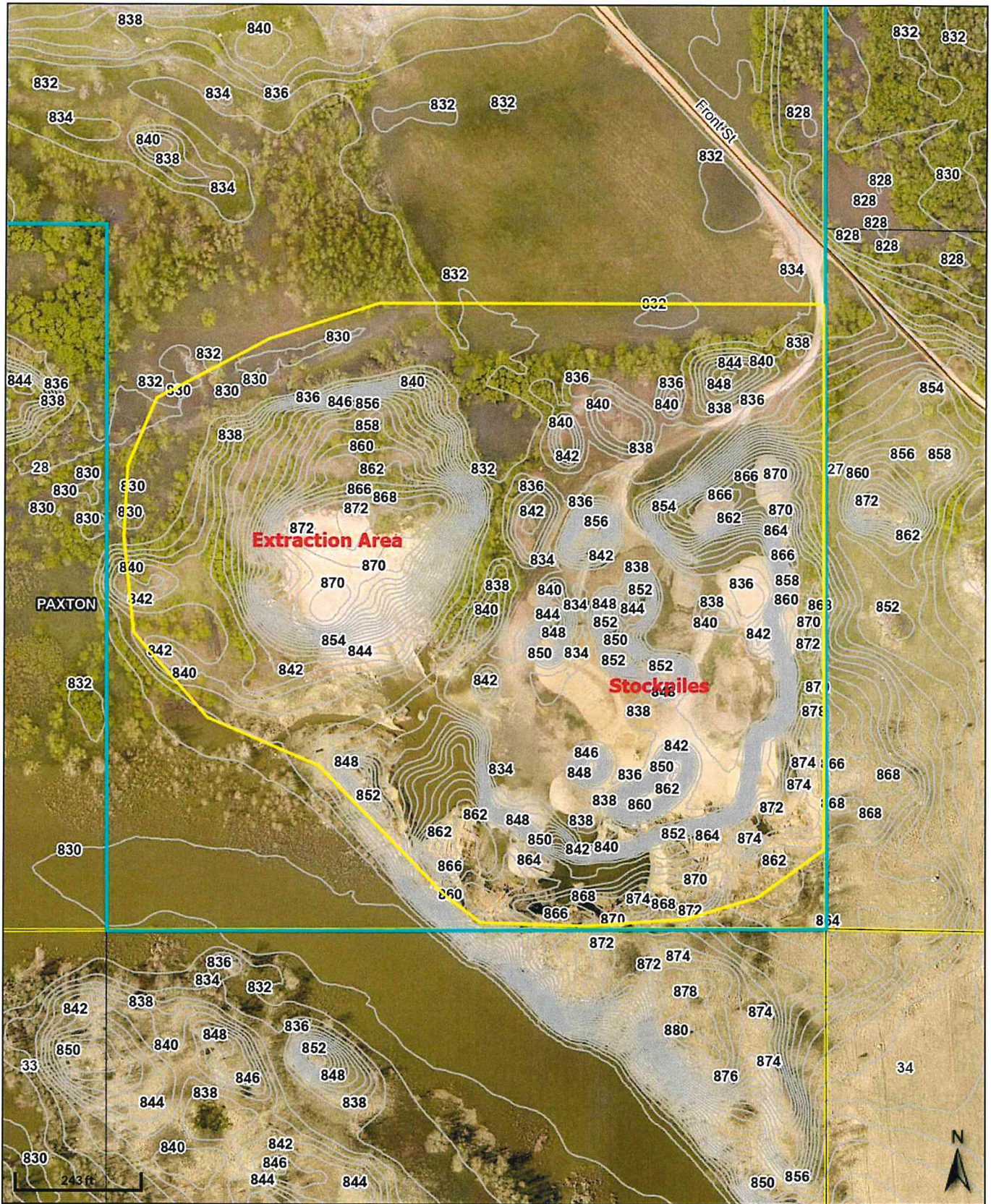
Existing Conditions - Haas Pit



# Soils



# Contours

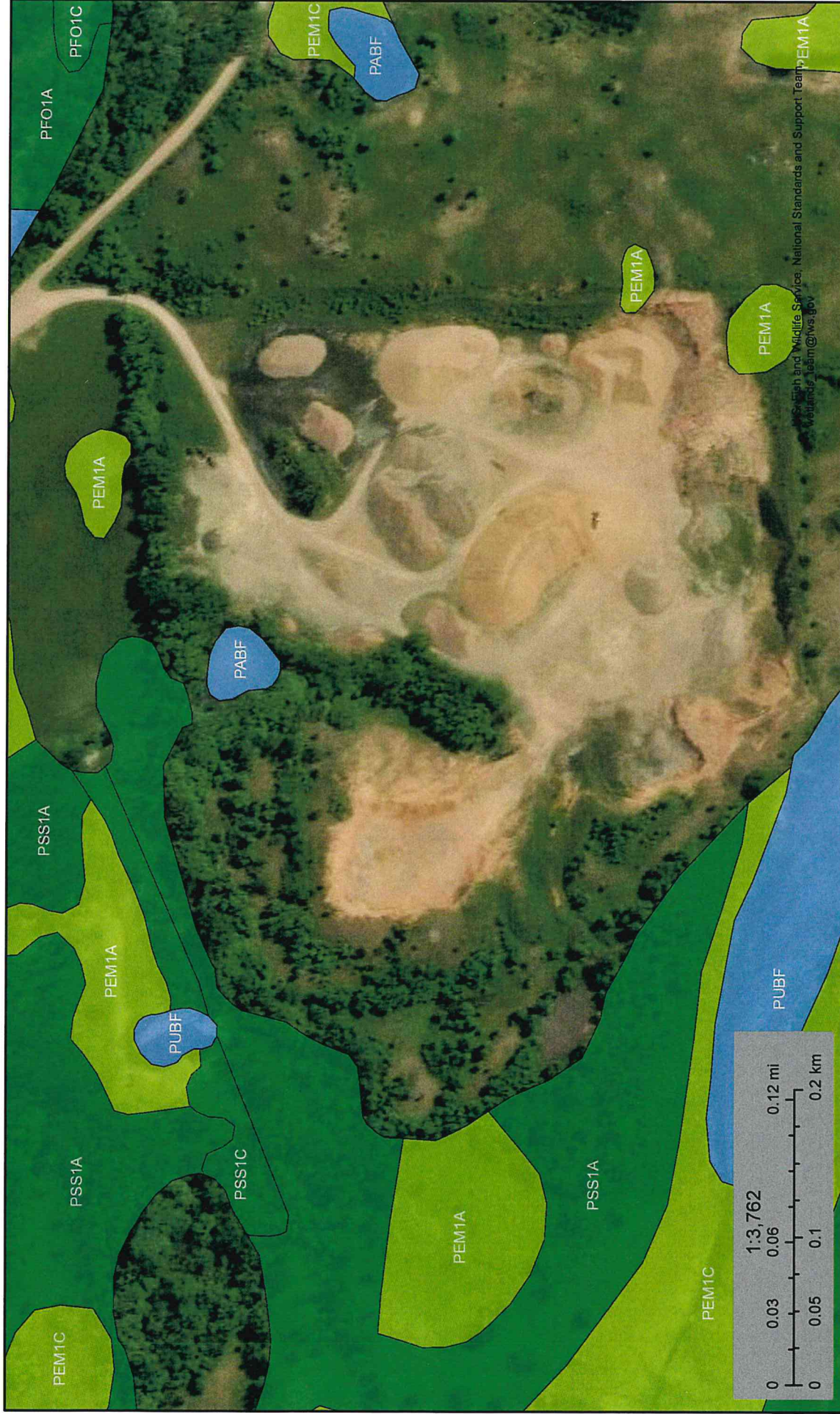




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Haas Pit



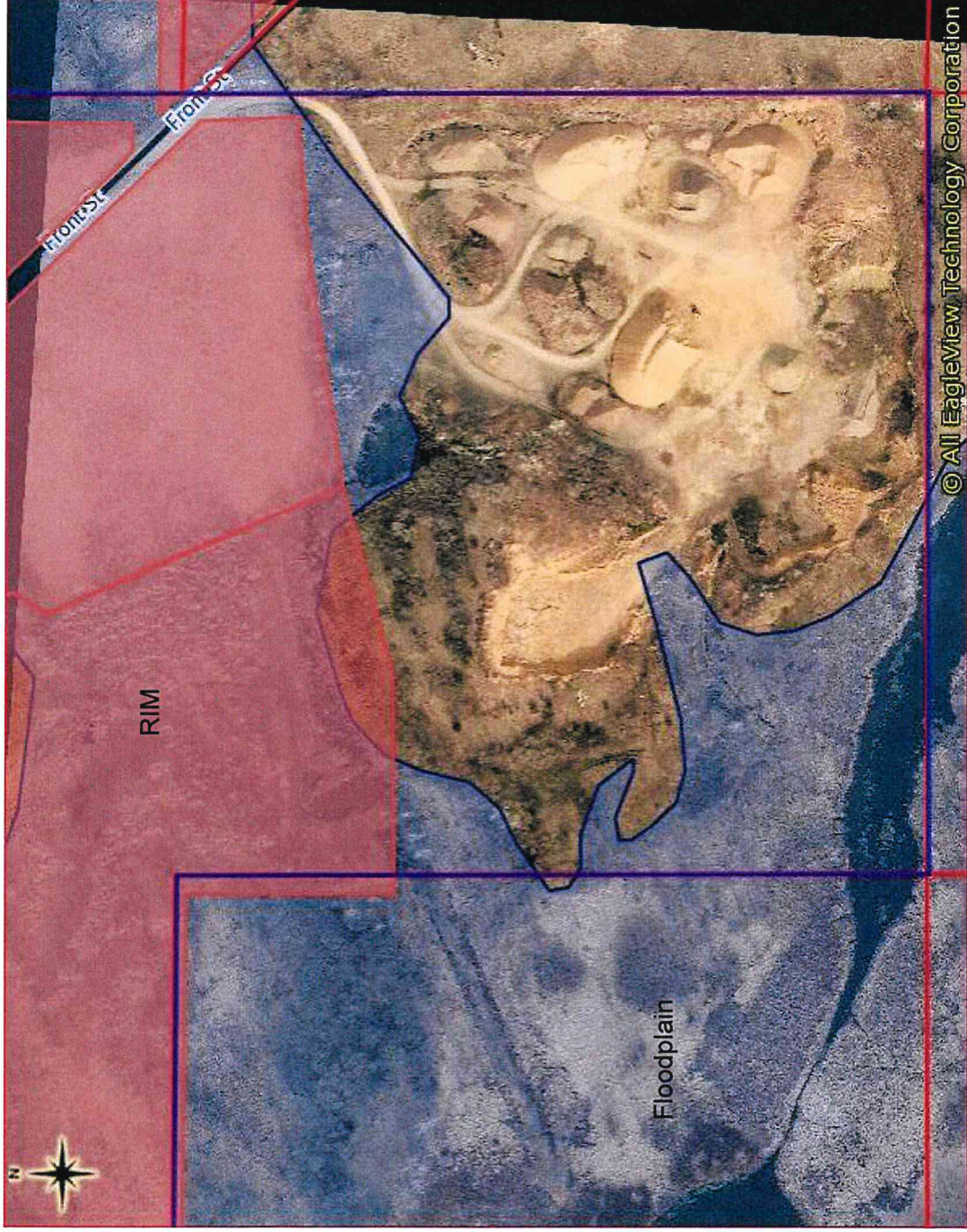
October 9, 2024

### Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# RIM and Floodplain



# Zoning Districts

"S" Scenic River District

Front St

D & A  
KODET  
LLC

27

HAAS MARVELLA  
REVOCABLE  
HONNER

"A" Agricultural District

DNR-REAL  
ESTATE MGT

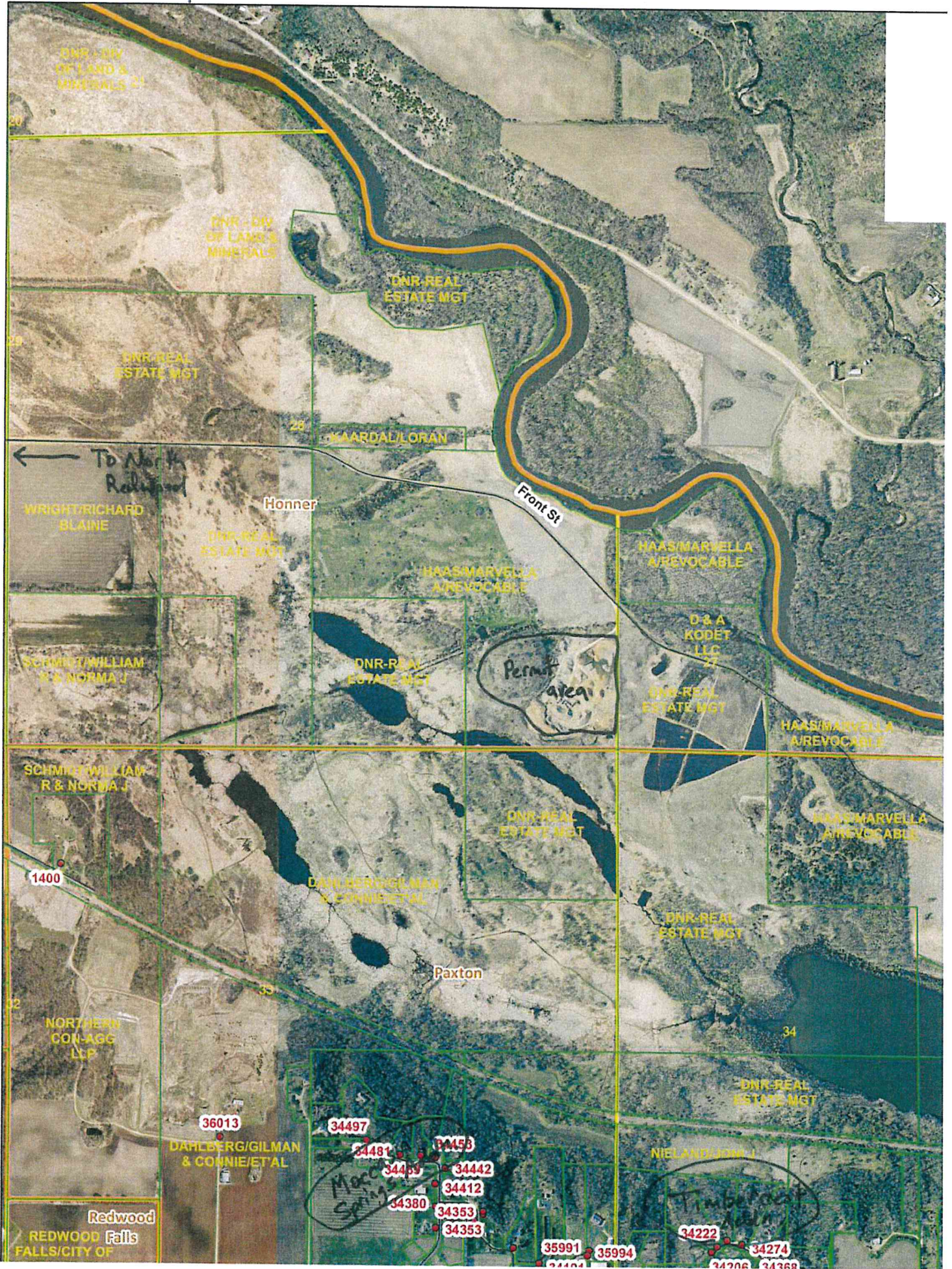
DNR-REA  
ESTATE  
MGT

33 DNR-REAL  
ESTATE MGT Paxton

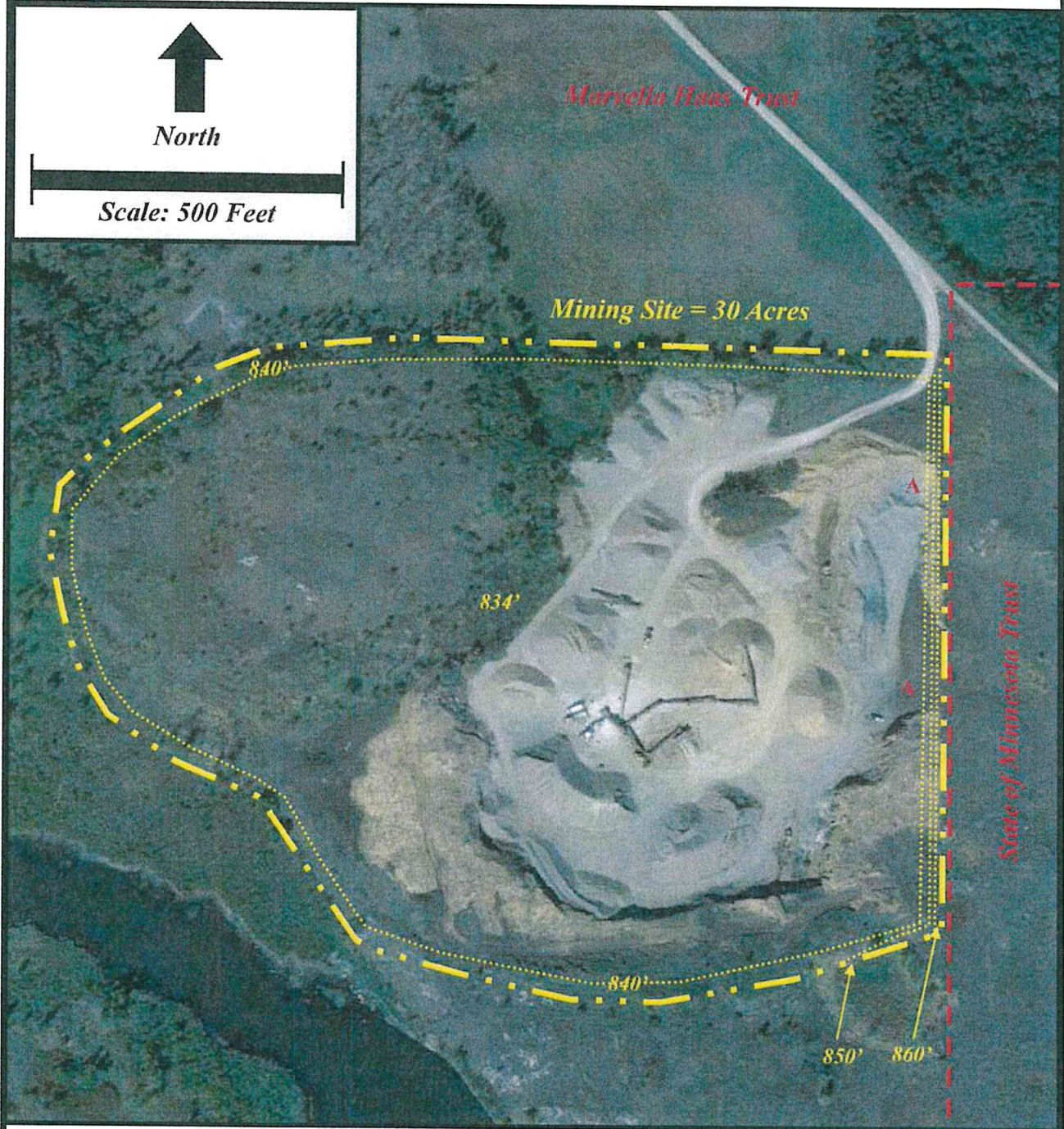
DNR-REA  
ESTATE  
MGT  
34






# Local Area Map



# Map Three: North Redwood Pit Reclamation Plan



-  Property Line
-  Mining Boundary
-  10-foot Topography Line

*Notes:* The mining boundary will be graded with overburden not to exceed a 4:1 slope. Native Prairie grass mix #150 will be used to establish permanent vegetation. A-C represents reclamation staging. 'A' will occur within the next two years, 'B' will occur with the next five years, and 'C' will take place when mining is completed. Reclamation is estimated to cost between \$30,000 - \$40,000.

**Conditions for Permit No. 9-24 (Craig Serbus – Haas 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.
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. Proper warning signs shall be posted on Front Street and CSAH 101 during periods of continuous hauling. The warning signs shall conform to the guidelines provided in the Minnesota Manual on Uniform Traffic Control Devices.
4. 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.
5. 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.
6. The permit holder shall take appropriate and reasonable measures to ensure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
7. The permit holder shall not exceed the boundary limits described and set forth in the *Application for Extraction Interim Use Permit*. The maximum average depth of excavation will not go below 834 feet above mean sea level. The permit holder shall keep any pit, excavation, or impounded waters within the limits for which the particular permit is granted.
8. A setback of at least 100 feet shall be maintained between the excavated and disturbed areas of the interim use and the open pond wetland on the south edge of the site, shown on the National Wetland Inventory map attached to the permit.
9. 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.
10. 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 permitted 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.

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 and sloped to a 4:1 slope, 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 remove excavated material from any pit or excavation away from the premises upon and along such highways, streets, or other public ways as the Board of Commissioners shall order and direct.
14. Hours of operation shall be from 7:00 a.m. to 7:00 pm., Monday through Saturday.
15. The permit holder shall post a bond or irrevocable letter of credit in the amount of \$60,000.00 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 the *Extraction Interim Use Permit*. The completion date of this permit shall be November 5, 2034.
16. 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.
17. No excavation or stockpiling shall occur until the permit holder, or permit holder's agent, provides the \$60,000.00 reclamation security and proof of bodily injury, property damage, and public liability insurance, to the Redwood County Environmental Office.
18. 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.



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SOCIETY FOR THE PREVENTION OF  
Cruelty to Animals  
100, 101 and 102, Old Derby Road  
London, W. 11

Name	Parcel ID	Name	Name	Address	CITY	STATE	ZIP
623283080	623283080	CLOUSE/THOMAS J/ETAL		34041 CO HWY 101	REDWOOD FALLS	MIN	56283
623273020	623273020	D & A KODET LLC		31309 730 AVE	REDWOOD FALLS	MIN	56283
623283050	623283050	DAHLBERG/CONNIE R/ETAL		300 SOUTHDAL SE	SLEEPY EYE	MIN	56085
623282040	623282040	DNR - DIV OF LAND & MINERALS		PO BOX 30	ST PAUL	MIN	55155
621331040	621331040	STATE OF MINNESOTA IN TRUST		PO BOX 45	ST PAUL	MIN	55155
623281020	623281020	STATE OF MINNESOTA IN TRUST		PO BOX 66	CROSBY	MIN	56441
623283020	623283020	SCHMIDT/WILLIAM R & NORMA J		30103 US HWY 71	REDWOOD FALLS	MIN	56283
623283040	623283040	WRIGHT/RICHARD BLAINE		219 FRONT ST	REDWOOD FALLS	MIN	56283
02-01840-00	02-01840-00	HUTCHINSON/MICHAEL/ET AL		205 WOODLAND LANE	REDWOOD FALLS	MIN	56283
02-01660-00	02-01660-00	CINDY A SCHOTTENBAUER		31366 CO RD 15	REDWOOD FALLS MIN	MIN	56270
02-01830-00	02-01830-00	SCHOTTENBAUER/GEORGE J/&		31604 690TH AVE	MORTON	MIN	56270
02-01825-00	02-01825-00	SCHUEFLER/RICHARD/JR ET AL		619 EAST 2ND STREET	MORTON	MIN	56270
02-01635-00	02-01635-00	GEWERTH/DANIEL & ROSE		1173 SOUTH MILL ST	REDWOOD FALLS	MIN	56283
		BRATSCH/MICHAEL D		36235 US HWY 71	REDWOOD FALLS	MIN	56283
		% TAMMY HOULE, CLERK		PO BOX 526	REDWOOD FALLS	MIN	56283
		% CITY COUNCIL		PO BOX 253	REDWOOD FALLS	MIN	56283
		GORDY SERBUS & SONS GRAVEL LLC			REDWOOD FALLS MIN	MIN	56283
		PAXTON TOWNSHIP					
		CITY OF REDWOOD FALLS					
		CRAIG SERBUS					

**TO:** Whom It May Concern

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



**DATE:** October 10, 2024

**RE:** Notice of Public Hearing on Application for Extraction Interim Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Extraction Interim Use Permit* submitted by Craig Serbus of Gordy Serbus & Sons Gravel, LLC, o/b/o landowner, Scott Haas, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.421 and 153.283 for the mining, processing, and stockpiling of aggregate material on the following described real property:

The Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 28, Township 113 North, Range 35 West, Paxton Township, Redwood County, Minnesota.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 29<sup>th</sup> day of October, 2024. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at [Environmental@co.redwood.mn.us](mailto:Environmental@co.redwood.mn.us), or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

cc: Gordy Serbus & Sons Gravel, LLC (w/encl.)





## NOTICE OF PUBLIC HEARING

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If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at [Environmental@co.redwood.mn.us](mailto:Environmental@co.redwood.mn.us), or in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: October 10, 2024

Jeanette Pidde  
Land Use & Zoning Supervisor  
Redwood County Environmental Office



Selected Parcel  
Municipal Boundaries

Notification Area  
Sections

Parcels  
Roads

Extraction Permit Notification Area: 0.26 miles from selected parcel

0 1,000 2,000

Feet

Parcel ID: 62-328-4020



**REDWOOD COUNTY PLANNING COMMISSION**



**Craig Serbus of Gordy Serbus and Sons Gravel LLC,  
On behalf of landowner, Scott Haas  
Extraction Interim Use Permit Application #9-24  
October 29, 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?

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

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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?

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

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

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_