

## REDWOOD COUNTY PLANNING COMMISSION

### MINUTES

Meeting Date: January 27, 2026



A meeting of the Redwood County Planning Commission convened on Tuesday, the 27<sup>th</sup> day of January, 2026, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Jeff Huseby, DeVonna Zeug, Jon Tauer, and County Commissioner Corey Theis. Rick Maurer and Mike Scheffler were absent. Also present were the following individuals: Mike Scheiber, Kevin Barnhart, Jeff Bauman, Jason VerSteeg, Jordan Chartier, Steve Buikema, Tom Zeug, Fred F. Dauer, Environmental Director Nick Brozek, and Land Use and Zoning Supervisor Jeanette Pidde.

At 1:00 p.m. the meeting was called to order by Vice-Chair Huseby.

Vice-chair Huseby read the Planning Commission rules and procedures. Printed copies were available to the public.

Vice-chair Huseby called for nominations for the 2026 Planning Commission Chair. Theis nominated Jeff Huseby to serve as Chair. Zeug seconded the nomination and Huseby was elected to the position unanimously.

Chair Huseby called for nominations for the 2026 Planning Commission Vice-chair. Theis nominated DeVonna Zeug to serve as Vice-chair. Huseby seconded the nomination and Zeug was elected to the position unanimously.

At 1:04 p.m. Chair Huseby called to order a public hearing on Animal Confinement Feedlot Conditional Use Permit Application #1-26, submitted by John Schwartz of Schwartz Family LLC, o/b/o landowner Karen Christensen.

Prior to the Planning Commission meeting, the Planning Commission members were provided with an informational packet, which included the following information regarding the matter:

1. Schwartz proposes to construct a new 184'x153'x8' total confinement barn with under-barn, concrete manure storage area for 3300 head of swine 55-300 pounds. After construction, the total animal units will be 990.
2. The site is located on 220th St. in Section 1 of Brookville Township. The property is zoned Agricultural. Feedlots are a conditional use in the Agricultural District. A conditional use permit is required for any new feedlot over 300 animal units.
3. A new well will be constructed more than 100 feet from the barn. The nearest county tile line is located approximately 1,395 feet southeast of the proposed barn. The nearest county ditch is 900 feet south of the proposed barn.
4. The closest third-party dwellings to the site are as follows: (1) 22257 Skyview Ave., about 2,045 feet northwest of the site; (2) 28068 340th Ave., about 2,985 feet east of the site; and (3) 22257 Skyview Ave., about 3,015 feet southwest of the site.
5. The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:

**Redwood County Government Center - Environmental Department**  
**P.O. Box 130 Redwood Falls, MN 56283**  
**(507) 637-4023 redwoodcounty-mn.us environmental@redwoodcounty-mn.gov**

22257 Skyview Ave.: 96% Annoyance-free  
28068 340th Ave.: 97% Annoyance-free  
22257 Skyview Ave.: 97% Annoyance-free

6. Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Kevin Barnhardt and Jeff Bauman were in attendance to present the project to the Planning Commission.

Bauman made the following statements to the Commission:

- Schwartz Farms plans to construct a new total confinement barn for 3300 head/990 AU in Section 1 of Brookville Township.
- There will be an under-barn manure storage area.

The Planning Commissioners had the following questions and comments:

- It looks like there are not a lot of neighbors close by.
  - o Barnhardt stated that is a reason why they chose the location.
- Are there any buildings on site or is this a new build? Will they construct a new well? Will the barn be built this year?
  - o Barnhardt responded yes to all.
- Will the manure all be transferred?
  - o Barnhardt responded that yes, they are working with the neighbor to spread the manure on the surrounding farmland.

Chair Huseby asked if anyone was present to speak in support of or opposition to the project. No one came forward.

Chair Huseby then closed the public hearing at 1:09 p.m.

Chair Huseby directed Pidde to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Zeug made a motion to approve Application for Animal Confinement Feedlot Conditional Use Permit #1-26, with the conditions proposed by staff. The motion was seconded by Theis and passed unanimously.

At 1:14 p.m. Chair Huseby called to order a public hearing on Application for Extraction Interim Use Permit #2-26, submitted by Jason VerSteege of Duinick, Inc. o/b/o landowners Melvin Grannes and Lowell E Gryting Trust Number One.

Prior to the Planning Commission meeting, the Planning Commission members were provided with an informational packet, which included the following information regarding the matter:

1. Duinick, Inc. is seeking to re-permit its existing gravel and hard rock mine site in Section 17 of Swedes Forest Twp, known as the Grannes/Gryting Gravel Pit. The site has an existing Extraction Conditional Use Permit (#1-16), which was an extension of a prior permit (CUP #5-06). The current permit expires on January 30, 2026. Duinick intends to continue using the site and was notified that a new permit is needed.
2. Approximately 65 acres of the site will be mined and/or used for mining processes and stockpiling. Duinick proposes to mine and process gravel and granular materials. This will include blasting, crushing, washing, stockpiling, and hauling. The materials are used primarily for road construction and maintenance. See the permit application materials for a detailed description of the project provided by Duinick, including information on dust control, noise control, erosion prevention, hours of operation, mining and crushing, and reclamation. Duinick is requesting a 10-year permit beginning on January 30, 2026 and ending on January 30, 2036.

3. The site is located in the Agriculture District. Mining is an Interim Use in said district.
4. Duininck has an MNG49 NPDES permit from the MPCA, which is a general stormwater permit applicable to all of Duininck's sand and gravel operations, including the Grannes/Gryting pit. Duininck also has a Non-Metallic Mineral Processing General Permit for its crusher.
5. Wetlands have been delineated on the northeast part of the site. This delineation is shown on the maps provided with the permit application. No mining or other activity will occur in the wetland areas. Other wetlands are present on the Grannes property west of the site, but these were not delineated.
6. On-site dust should be kept to a minimum because the material coming out of the ground is generally wet. Furthermore, the MPCA Non-Metallic permit requires that the moisture level of the material be kept above 1.5% in order to control dust.
7. Best management practices used on the site to prevent erosion and manage stormwater will include using berms and the topography of the site to direct runoff to the low areas of the site, so the water will not be discharged off-site. Once areas start to be reclaimed, mulch will be used to stabilize the topsoil which will be spread and seeded.
8. Duininck proposes to reclaim the hard rock portion of the site (northwest) by terracing the rock faces. Each terrace would be no higher than 25'.
9. An EAW is not needed for this project because it is an existing site, and a determination was made during the 2016 permitting process that an EAW was not required.
10. The closest residential dwelling to the site is a dwelling owned by the Lowell E. Gryting Trust No. One, one of the landowners of the site. It is located approximately 2050' south of the site. The next three closest dwellings to the site are as follows: Ben & Diedre Lecy, 43512 CSAH 7, about 2190' west of the site; Dillon Lecy, 44555 CSAH 7, about 2480' northwest of the site; and Nicholas and Morgan Lecy, 43462 CSAH 7, about 2680' west of the site.
11. The soils present on the site are as follows: Dickman sandy loam, Estherville sandy loam, Wadena loam, and Rock outcrop-Copaston complex.
12. Copies of the Extraction Interim Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Jason VerSteege was in attendance to present the project to the Planning Commission. VerSteege made the following statements to the Commission:

- He is an engineer with Duininck Inc., and he is representing Duininck and the landowners.
- The site has been mined for many years in Section 17 of Swedes Forest Township.
- The majority of the site is a natural gravel source. The northern portion has rock outcrop, so the northern portion is hard rock requiring additional blasting and crushing. That northern portion has seen more activity recently.
- The entire site remains an active mining site, but most of the mining in the southeast corner of the site was completed 15-20 years ago and has been reclaimed.
- The portions of the site in the center that have not been mined below the water table are being used for stockpiling and processing.
- The hard rock material on the north end is outside of the scenic river district.

- There are some small, isolated wetlands in the north end and they have to stay back from those. They are smaller but have some unique plants. There was an agreement with various agencies at least ten years ago for the setback from the wetlands.
- The reclamation plan for the natural gravel area is to mine under the water, so the ponds will grow. They won't mine deeper than 10 feet below the adjacent wetland to the west. On the north end, they can't create a slope in the hard rock so it will be terraced, with terraces no higher than 25 feet. Some topsoil is stockpiled for reclamation and future seeding.

The Planning Commissioners had the following questions and comments:

- How much blasting will you be doing?
  - o VerSteege responded that it varies based on the market, but if they blast this year, they will likely not blast next year. They blast once and then process the material before blasting again. They used to have a more permanent presence on the site, but now it is more project-based.
- What type of material is the harder rock?
  - o VerSteege responded that it is granite. It's used for bituminous aggregate, riprap, and a number of different uses.
- What time are the detonations? Between 9 a.m. and 6 p.m.?
  - o VerSteege responded that they have been blasting for 20 years, and they're set back quite a ways, so the time hasn't been an issue.
- Has he read the conditions and does he have any questions or concerns?
  - o VerSteege responded that he wondered about the signage for trucks hauling, and they would have to put up permanent signs.
  - o Pidde discussed the wetland monitoring condition that was previously discussed with VerSteege and the Soil and Water Office representative. VerSteege agreed with the requirements of the condition.
  - o Pidde stated that the Redwood County Highway Engineer requested that a condition be added that all haul roads be approved by the local road authority.

Chair Huseby asked if anyone was present to speak in support of or opposition to the project. No one came forward.

Chair Huseby then closed the public hearing at 1:34 p.m.

Chair Huseby directed Pidde to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Zeug made a motion to approve Application for Extraction Interim Use Permit #2-26, with the conditions proposed by staff and an added condition to require that all haul roads be approved by the local road authority. The motion was seconded by Tauer and passed unanimously.

At 1:40 p.m., Planning Commissioner Zeug recused herself from the meeting due to a conflict of interest in the next public hearing.

At 1:40 p.m. Chair Huseby called to order a public hearing on Application for Conditional Use Permit #3-26, submitted by Jordan Chartier of M.J. Electric LLC o/b/o landowner Thomas Zeug.

Prior to the Planning Commission meeting, the Planning Commission members were provided with an informational packet, which included the following information regarding the matter:

1. M.J. Electric is proposing to construct a temporary construction laydown yard for use during the construction of the Xcel Energy transmission line project. The laydown yard will consist of 52.1 acres of property on which 6" of aggregate will be placed over 43.9 acres. Topsoil will be stockpiled along the south side of the laydown yard.

2. The laydown yard will have one entrance and will provide storage for materials during the construction of the transmission line.
3. The expected life of the laydown yard is just over one year (one year and two months). After that time, the landowner plans to stockpile the aggregate onsite on the north side of the property, with setbacks of 100' from the center of Fairview Ave. and State Hwy 68. The aggregate would then be used or sold at the landowners' discretion within 10 years.
4. A SWPPP will be applied for to address stormwater concerns. The applicant has obtained a driveway permit from MNDOT.
5. The property is located in the Agricultural District. In said district, a contractor yard is a Conditional Use.
6. The nearest county tile line is 200 feet west of the site. Judicial Ditch 36 R&B (Sleepy Eye Creek) is 75 feet south of the site, and Judicial Ditch 36, Lat H is 75' east of the site.
7. The closest third-party dwellings to the site are as follows: (1) 20234 State Hwy 68, 100 feet from the site; (2) 20257 State Hwy 68, about 930 feet northeast of the site; and (3) 19674 State Hwy 68, about 1,835 feet west of the site.
8. Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Jordan Chartier was in attendance to present the project to the Planning Commission. Chartier made the following statements to the Commission:

- MJ Electric is constructing the Xcel line.
- The laydown yard supports construction.
- They plan to strip the topsoil and put down aggregate on approximately 44 acres.
- There will be one entrance/exit to the site from State Highway 68.
- The project will be from 2026, after road restrictions are lifted, through June of 2027. If there are delays, that could affect the duration.
- They intend to submit a SWPPP with the state to address stormwater concerns.
- They will put down Class 5 aggregate over geotextile fabric. Depending on soil conditions, six to twelve inches of topsoil will be stripped and stockpiled.
- They will have temporary office trailers on site.

The Planning Commissioners had the following questions and comments:

- What is the timeline of the project itself?
  - o Chartier responded that there will be traffic beginning June of 2026, and they will be distributing material through May of 2027.
- How many laydown yards will be necessary for the project?
  - o Chartier responded that there will be two in Redwood County and three to four outside Redwood County.
- Did he review the conditions?
  - o Chartier responded that he had reviewed them.
  - o Pidde commented that the conditions allow the aggregate to be stockpiled on site so that the landowner can use it within the ten years following the completion of the laydown yard project.

Chair Huseby asked if anyone was present to speak in support of or opposition to the project.

DeVonna Zeug stated that she and Tom Zeug are in support of the project.

Mike Scheiber had the following questions and concerns:

- Will there be a fuel tank on site? He lives on the site adjacent to the proposed laydown yard, and he has a shallow well.
  - o Pidde provided Scheiber with a map showing the layout of the laydown yard. Scheiber indicated that the fuel tank looks far enough away from his well.
- What will the hours of operation be?
  - o Chartier responded that people start to show up onsite around 6:00 a.m. and trucks return to the yard around 6:30 p.m. The receiving hours for the site are from 8 a.m. to 3 p.m., and they ask third-party truck traffic to not be on-site outside of those hours.

Chair Huseby then closed the public hearing at 1:51 p.m.

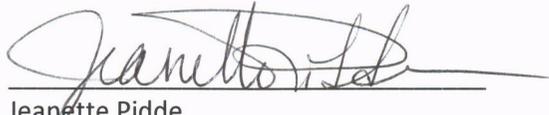
Chair Huseby directed Pidde to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

This made a motion to approve Application for Conditional Use Permit #3-26, with the conditions proposed by staff. The motion was seconded by Tauer and passed unanimously.

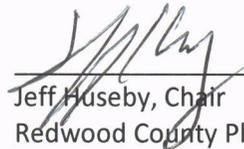
Zeug re-joined the meeting at 1:56 p.m.

The Commissioners reviewed and discussed the minutes from the December 30, 2025, Planning Commission meeting. Kauffenberg made a motion to approve the December 30, 2025, Planning Commission minutes. Zeug seconded the motion, and it passed unanimously.

Following a motion by Zeug and second by Huseby, with all in favor, the meeting was adjourned at 1:59 p.m.



Jeanette Pidde  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



Jeff Huseby, Chair  
Redwood County Planning Commission