

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: April 9, 2024



A meeting of the Redwood County Planning Commission convened on Tuesday, the 9th day of April, 2024, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Kaufenberg, Mark Madsen, DeVonna Zeug, Jeff Huseby, Ed Carter, Mike Scheffler, and County Commissioner Dave Forkrud. Also present were the following individuals: Luke Lippert, Eric Linsmeier, Land Use and Zoning Supervisor Jeanette Pidde, and Environmental Director Nick Brozek.

At 1:00 p.m. the April 9, 2024, Redwood County Planning Commission meeting was called to order by Chair Madsen.

Chair Madsen read the Planning Commission rules and procedures. Printed copies were available to the public.

At 1:02 p.m. Chair Madsen called to order a 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.

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

1. 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).
2. 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.
3. 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.
4. 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.
5. The nearest county tile and open ditch is 750 feet north of the site, on the opposite side of County Hwy 30.

Redwood County Government Center - Environmental Department

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6. 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.
7. A copy of the Extraction Interim Use Permit application, maps, plans, and proposed permit conditions were enclosed.

Luke Lippert was in attendance to present the project to the Planning Commission. He made the following statements to the Commission:

- He is proposing to reopen the gravel pit for mining and a hot mix plant.
- There is one project for 2024.
- They would like the permit for 10 years to have it available for future project bidding.

The Planning Commissioners made the following comments:

- Are there any floodplain concerns?
- Will the extraction stay within the indicated area?
- Are there concerns with the haul roads?
- Is the pit in use now?

Lippert responded that:

- The extraction will stay within the indicated area.
- The pit is currently closed and partially reclaimed.
- The site is on CSAH 30, which is a paved road.

Pidde noted that:

- There is no floodplain indicated on the map that falls within the extraction area, though there is a floodplain nearby.
- She spoke with a representative from the current permit-holder, and they no longer have an exclusive lease on the site.

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

Chair Madsen asked if anyone was present to speak in opposition to the project. No one came forward.

Chair Madsen then closed the public meeting at 1:10 p.m.

Chair Madsen directed Brozek 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 #2-24 subject to the conditions proposed by staff. The motion was seconded by Carter and passed unanimously.

At 1:15 p.m. Chair Madsen called to order a public hearing on Application for Amendment to Redwood County Zoning Ordinance, submitted by Eric Linsmeier on behalf of O&E Properties, LLC.

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

- A copy of the letter of application and the proposed ordinance language

Eric Linsmeier was in attendance to present the application to the Planning Commission. He made the following statements to the Commission:

- He would like to add a Planned Unit Development (PUD) Ordinance.
- He is working on a storage shed project.
- Lot size is the issue, and he could use smaller lot sizes and keep it in the ag zone through a PUD.
- He would do an owner's association to determine what's allowed on each lot.
- PUDs require the uses to be listed in the plan, which was a concern when he asked to rezone the property.
- He used the City of Redwood Falls PUD Ordinance as a basis.
- His property is in the future development zone, which would be a targeted zone for the PUD.
- Some of the ordinance is geared more toward residential than commercial.

The Planning Commissioners made the following comments:

- Is this verbiage correct for what Linsmeier wants to accomplish, when it's more residential than commercial?
- It doesn't seem to have much for commercial regulation.

Linsmeier responded that:

- His development plan would have commercial regulations in it.

No one was present to speak in support of or opposition to the application.

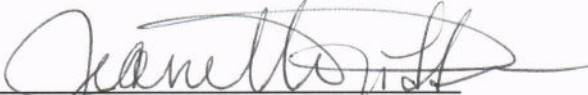
Pidde led the Planning Commission through the proposed ordinance language, making note of requested changes.

At 3:08 p.m., Zeug made a motion to continue the public hearing to the next regularly scheduled Planning Commission meeting at 1:00 p.m. on May 28, 2024, to allow time to make revisions to the proposed ordinance. Huseby seconded the motion, and it passed unanimously.

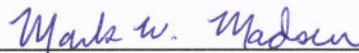
The Commissioners reviewed and discussed the minutes from the January 30, 2024, Planning Commission meeting.

Kaufenberg made a motion to approve the January 30, 2024, Planning Commission minutes. Carter 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 3:10 p.m.



Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Mark Madsen, Chair
Redwood County Planning Commission