

## REDWOOD COUNTY PLANNING COMMISSION

### MINUTES

Meeting Date: September 9, 2025



A meeting of the Redwood County Planning Commission convened on Tuesday, the 9<sup>th</sup> day of September, 2025, at the Redwood County Government Center.

The following members of the Redwood County Planning Commission were present: Mike Scheffler, Mike Kaufenberg, Jeff Huseby, DeVonna Zeug, Rick Maurer, Mark Madsen, and County Commissioner Jim Salfer. Also present were the following individuals: Joel Mathiowetz, Jordan Chartier, Steve Buikema, Dave Mathiowetz, Bonnie Mathiowetz, Treston Mathiowetz, Alex Haala, John Goelz, Sharon Goelz, Dean Guggisberg, Environmental Director Nick Brozek, and Land Use and Zoning Supervisor Jeanette Pidde.

At 1:00 p.m. the meeting was called to order by Chair Scheffler.

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

At 1:03 p.m. Chair Scheffler called to order a public hearing on Application for Conditional Use Permit #8-25, submitted by Jordan Chartier of M.J. Electric, LLC, on behalf of landowners David and Bonnie Mathiowetz.

Prior to the Planning Commission meeting, the Planning Commission members were provided 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 49 acres of property on which 6" of aggregate will be placed over 44.49 acres. Topsoil will be stockpiled along the west side of the laydown yard.
2. The laydown yard will have two entrances and will provide storage for materials during the construction of the transmission line. An area for employee parking has been designated. There will be up to five mobile office trailers on the site.
3. The expected life of the laydown yard is just over two years (two years and two months). After that time, the landowner plans to stockpile the aggregate onsite in the northeast corner of the property, with setbacks of 50' from the north property line and 100' from the center of County Hwy 2. The aggregate would then be used or sold at the landowners' discretion within 10 years.
4. The property is located in the Agricultural District. In said district, a contractor yard is a Conditional Use.
5. The site is less than 1,000 feet from Wabasha Creek. There are no county tile lines or county ditches near the site.
6. The closest third-party dwellings to the site are as follows: (1) 31521 County Hwy. 2, about 1,120 feet northeast of the site; and (2) 43249 305<sup>th</sup> St., about 1,900 feet east of the site. The Dakota Ridge Golf Club clubhouse is approximately 900 feet south of the site.
7. Copies of the Conditional Use Permit application, maps, and plans were enclosed.

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

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

- He is the Senior Project Manager for M.J. Electric.
- They are proposing a temporary construction laydown yard. The lease area is 49 acres, with 44.5 acres being developed.
- They would strip 6" of topsoil, put down Geotech fabric, and put in 6" of gravel
- The topsoil would be stockpiled on the west side and stabilized
- They plan to start developing the yard in October of 2025 and place materials in December of 2025.
- They would wrap up the project in October of 2027.
- There would be 145 field employees coming in and out of the yard. There is a parking area and some office trailers shown on the map.

The Planning Commissioners had the following questions and comments:

- Will there be bathrooms on-site?
  - o Chartier responded that amenities shown on the map include dumpsters, parking, porta-potties, etc.
- What is the erosion control plan?
  - o Chartier responded that they are currently in the process of applying for a SWPPP with the state, and a consultant is working on it with them. They are hoping no basins will be required.
- What is the typical flow of water?
  - o Chartier responded that it is shown on the exhibit with the arrows. They will have the silt fence to mitigate runoff.
- How big is the buffer around the yard?
  - o Chartier responded that on the north side, there is a 50' buffer, and on the east side, there is 100' buffer to the center of the road. It is several hundred feet to the west and south lines.
- What type of aggregate product will be used?
  - o Chartier responded that the topsoil will be stripped, the base will be compacted, Geotech fabric will be put down, and then the aggregate will go on top.
  - o Steve Buikema of M.J. Electric stated that it will be 2-3" gravel, which is a little larger than road gravel. They like to use something more coarse on a "ditch" buffer where the stone can't wash away.
- Is there existing tile on the property?
  - o Joel Mathiowetz responded that there is zero tile on the property, either public or private, and water sheds to the north.
- What will be the typical traffic in a day.
  - o Chartier responded that there will be personal vehicles for employees, probably 140 at peak. The truck traffic will consist of 1,700 trucks of material brought in over 6 months, and it will take about 12 months to take that amount of material out.
- What are the hours of operation going to be?
  - o Chartier responded that hours of operation will be approximately 6 or 7 a.m. to 6 or 7 p.m.
- Will there be road use agreements?
  - o Chartier responded that Xcel will hold the road use agreements.

Chair Scheffler asked if anyone was present to speak in support of the project. Joel Mathiowetz made the following statements:

- He is the son of Dave and Bonnie Mathiowetz, who were approached by Xcel for a laydown yard.
- They are farmers and have an intent to continue to farm and preserve the soil structure.
- There are two existing approaches. One is on the north, across from the township road, and the other is on the south, opposite a former sand holding pile.
- He is requesting to stockpile the aggregate in the northeast corner of the property for up to ten years following the removal of the laydown yard.

The Planning Commissioners had the following questions and comments:

- That is a lot of aggregate. Probably 60,000 ton.
- What is the typical use of the aggregate after these projects are completed?
  - o Chartier responded that it is typically reused on another site or left for the landowners.

Chair Scheffler asked if anyone was present to speak in opposition to the project. John Goelz made the following statements:

- He doesn't want people getting killed on the road (County Hwy 2). Someone was killed there in 2011.
- He suggested that the north approach be moved further south, because you can't see around the curve, and people have gone off the road.
- He comes out of the field approach with his hay trailer and tractor, and people have to swerve to miss him.
- Water coming to the north could cause a washout, and traffic could ruin his grass buffer.

The Planning Commissioners had the following questions and comments:

- o Where does the water go now?
  - Goelz responded that it soaks in on the fence line.
- o Is the approach good the way it is?
  - Chartier responded that they would be improving both approaches.
- o Does anyone else agree with the safety concerns?
  - Joel Mathiowetz responded that he agrees it is difficult to see, and they're open to moving it south.
  - Chartier responded that the idea is to have one-way traffic enter one approach and exit the other approach. They are open to moving it south for safety reasons.
- o The highway engineer should look at the safety and see if that north entrance should be moved further south. Maybe the north could be used as inflow and the south as outflow. If a driveway were added to the south, they would want to close the north driveway during the project.


Chair Scheffler then closed the public hearing at 1:53 p.m.

Chair Scheffler 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 Conditional Use Permit #8-25, with the conditions proposed by staff, as amended to add two additional conditions regarding road use agreements and highway engineer approval of traffic flow. The motion was seconded by Madsen and passed unanimously.

The Commissioners reviewed and discussed the minutes from the July 29, 2025, Planning Commission meeting. Zeug made a motion to approve the July 29, 2025, Planning Commission minutes. Huseby seconded the motion, and it passed unanimously.

Following a motion by Kaufenberg and second by Zeug, with all in favor, the meeting was adjourned at 2:02 p.m.

  
Jeanette Pidde  
Land Use and Zoning Supervisor  
Redwood County Environmental Office

  
Jeff Huseby, Vice-Chair  
Redwood County Planning Commission