

REDWOOD COUNTY PLANNING COMMISSION

MINUTES

Meeting Date: November 25, 2025



A meeting of the Redwood County Planning Commission convened on Tuesday, the 25th day of November, 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, Mark Madsen, and County Commissioner Corey Theis. Rick Maurer was absent. Also present were the following individuals: Jim Lux, Kyle Christensen, Deb Kerkhoff, Ron Kerkhoff, 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.

Chair Scheffler recused himself from the meeting at 1:03 p.m.

At 1:03 p.m. Vice-Chair Huseby called to order a public hearing on a request by Cooper Scheffler of L&S Construction to modify the permit conditions of Conditional Use Permit 1-22. 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. Due to a bridge closure on CSAH 11, north of the quarry subject to EIUP #1-22, Scheffler is requesting to amend the permit conditions to allow loaded and unloaded trucks to travel on 305th St., a township road, east to Brown County and west to CSAH 2. Loaded trucks can no longer go north over the Wabasha Creek bridge to cross the Minnesota River into Renville County. The bridge is planned for replacement in 2026. The proposed permit conditions and map are enclosed.

Mike Scheffler was present to explain the request. Scheffler made the following statements to the Commission:

- The request is about the quarry site on the Munsell property.
- The bridge weight limit was lowered on County Hwy 11.
- They can only cross the bridge with empty weight.
- He spoke with Todd Schouvieller of Sherman Township board, and they were going to discuss it at their township board meeting.
- There are no problems going south. The issue is going north.
- He is proposing two different haul roads.
 - o He'd like to use the township road going west (305th St.) across Hwy 11. It would be a small percentage of loads. They would then go North. They don't go west very often.
 - o 90% of their loads go east into Brown County. They'd like to go east on 305th to Brown County.
 - o There is no good way to go north without going west.
- There are two neighbors on the road going west that it would affect.

The Planning Commissioners had the following questions and comments:

- The bridge was posted lower?

- Scheffler responded that as soon as they noticed the lower posted limit on the bridge, they've avoided the bridge. They mostly go east. There was a new bridge built in Brown County. They have agreements with two townships in Brown County.
- What do they do for dust control?
 - Scheffler responded that usually Sherman Township takes care of the dust control and they bill L&S.

Pidde reviewed the proposed new conditions outlining the new haul roads and relayed some concerns she had received from neighbors and the township board regarding dust control and slowing down around the curves on 305th St.

Vice-Chair Huseby asked if anyone was present to speak in support of or opposition to the request. The following people made statements:

- Jim Lux stated that he's on the Sherman Township Board. He would like signage to warn people that trucks are hauling. He would also like to see a lower speed limit posted.
 - The Planning Commission stated that they could work that into the agreement between the township and L&S.
 - Scheffler stated he had no problem with a speed limit of 30 mph.
- Deb Kerkhoff stated that L&S is not slowing down on 305th Street, and she wants dust control. She lives on 305th St. She's concerned about rocks being kicked up. She'd like a 30 mph speed limit, not as much dust and rocks. She'd like the road treated with water, not oil. Her husband will grade the road if it's watered.
 - Scheffler stated that they had a water truck onsite and that he was fine with a lower speed limit.
- Ron Kerkhoff stated that his driveway was on a curve on 305th St., and it can be dusty and hard to see when the trucks are hauling. He's concerned about speed and dust.
 - Scheffler stated that L&S has two trucks that haul, otherwise it's other people picking up gravel. It's harder to regulate others, but signs would help.

Vice-Chair Huseby then closed the public hearing at 1:26 p.m.

Zeug made a motion to approve the request to amend the conditions of Conditional Use Permit #1-22, as proposed by staff. The motion was seconded by Madsen and passed unanimously.

At 1:07 p.m., Chair Scheffler rejoined the meeting and called to order a public hearing on Application for Conditional Use Permit #12-25, submitted by Kyle 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. Christensen is seeking a 10-year permit to extract clay and sand fill material from an existing pit on his co-owned property. There will be no stockpiling, processing, or crushing of material. The pit was previously operated by Brey Tiling/Robert Christensen under Extraction CUP #12-15.
2. The site is located on Fairview Ave. in Section 14 of Granite Rock Township. The property is zoned Agricultural. Extraction is an interim use in the Agricultural District.
3. The permit will cover up to two acres. Following extraction, the site will be leveled and returned to row crop production.

4. There are county tile lines on the east and west sides of the extraction area. They are more than 400 feet away from the site. The nearest county ditch is 3,765 feet away from the site.
5. The closest third-party dwellings to the site are as follows: (1) 25314 Fairview Ave, about 1,050 feet southwest of the site; (2) 20177 250th St., about 2,000 feet southeast of the site; and (3) 20273 260th St., about 2,930 feet northeast of the site.
6. Copies of the Extraction Interim Use Permit application, maps, plans, and proposed permit conditions are enclosed.

Kyle Christensen was in attendance to present the project to the Planning Commission. Christensen made the following statements to the Commission:

- He would like to continue a permit for Section 14 of Granite Rock Township to have a pit for fill for small projects.

The Planning Commissioners had the following questions and comments:

- This was permitted ten years ago?
- The original permit was with Christensen's dad, and he's taking over?
- Did he look at the conditions?
- Will the pit have the same footprint?
 - o Christensen responded yes to the above questions.
- Did any neighbors raise concerns?
 - o Pidde responded that no neighbors contacted her with concerns regarding this pit.
- They're not really mining, just removing a hill on ag land with an excavator and pay-loader?
 - o Christensen responded that is correct, and it's mostly for personal use.

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

Chair Scheffler then closed the public hearing at 1:30 p.m.

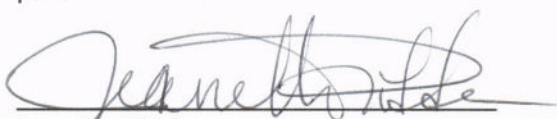
Chair Scheffler directed Pidde to lead the Commissioners through the Findings of Fact Worksheet. The Planning Commissioners discussed the factors.

Zeug made a motion to approve Application for Conditional Use Permit #11-25, with the conditions proposed by staff. The motion was seconded by Madsen and passed unanimously.

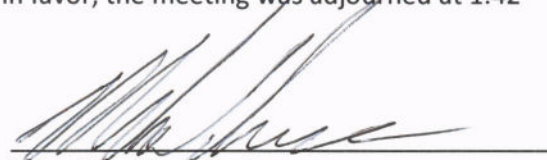
The Commissioners reviewed and discussed the minutes from the September 30, 2025, Planning Commission meeting. Kaufenberg made a motion to approve the September 30, 2025, Planning Commission minutes. Zeug seconded the motion, and it passed unanimously.

The Commissioners reviewed and discussed the proposed 2026 regular meeting dates.

Following a motion by Zeug and second by Kaufenberg, with all in favor, the meeting was adjourned at 1:42 p.m.



Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Mike Scheffler, Chair
Redwood County Planning Commission