

TO: Redwood County Planning Commission

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

DATE: January 20, 2025

RE: Planning Commission Hearing on January 27, 2026



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 27th day of January, 2026, beginning at 1:00 p.m. in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve three (3) public hearings. A brief summary of the subject matter of each hearing is set forth below.

1. 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

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.

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.

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.

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.

The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:

1. 22257 Skyview Ave.: 96% Annoyance-free
2. 28068 340th Ave.: 97% Annoyance-free
3. 22257 Skyview Ave.: 97% Annoyance-free

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

2. Public Hearing on Application for Extraction Interim Use Permit (2-26) submitted by Jason VerSteege of Duininck, Inc. o/b/o landowners Melvin Grannes and Lowell E Gryting Trust Number One

Duininck, 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. Duininck intends to continue using the site and was notified that a new permit is needed.

Approximately 65 acres of the site will be mined and/or used for mining processes and stockpiling. Duininck 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 Duininck, including information on dust control, noise control, erosion prevention, hours of operation, mining and crushing, and reclamation. Duininck is requesting a 10-year permit beginning on January 30, 2026 and ending on January 30, 2036.

The site is located in the Agriculture District. Mining is an Interim Use in said district.

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.

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.

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.

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.

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'.

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.

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.

The soils present on the site are as follows: Dickman sandy loam, Estherville sandy loam, Wadena loam, and Rock outcrop-Copaston complex

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

3. 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

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.

The laydown yard will have one entrance and will provide storage for materials during the construction of the transmission line.

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.

A SWPPP will be applied for to address stormwater concerns. The applicant has obtained a driveway permit from MNDOT.

The property is located in the Agricultural District. In said district, a contractor yard is a Conditional Use.

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.

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.

A copy of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

