

**Minutes of the
Steele County Planning Commission
May 1st, 2023**

Call to Order:

The meeting was called to order by Oolman at 7:00 pm. Present were Esplan, Pool, Spatenka, Lammers, Ingvaldson, Queen, Dinse, Commissioner Brady, and staff member Oolman.

Agenda:

Motion by Lammers, second by Esplan to approve the agenda as submitted. Motion passed.

2023 Organization:

Motion by Ingvaldson, second by Lammers to cast a unanimous ballot for Esplan as Chair. Motion passed.

Motion by Spatenka, second by Ingvaldson to cast a unanimous ballot for Lammers as Vice Chair. Motion passed.

Motion by Ingvaldson, second by Lammers to appoint Oolman as Secretary. Motion passed.

Minutes:

Motion by Ingvaldson, second by Queen to approve the December 5th, 2022, minutes as submitted. Motion passed.

County Board Action

Oolman reported the County Board approved CUP #433 (Jenkins – Dog Boarding Kennel) and the Review of CUP 290 (James Bros. – Hafstad Pit) as recommended by the planning commission.

IUP 2023-01: Ulland Brothers - Bituminous Stockpiling and Crushing

This request is from Ulland Brothers Inc. to stockpile and crush bituminous material as part of the resurfacing construction project on Interstate 35. The site is located in the W ½ of the NE ¼, Section 30, Summit Township. The site address is 3598 Highway 30 West, Ellendale.

Questions and comments of the commission.

- *Spatenka – Is there is an existing conditional use permit on the property?*
Oolman answered, no. The previously approved CUP for a fertilizer building was never used so it has expired.
- *Schmidt - Were there any issues the last time the property was used for this type of activity in 2021?*
Oolman indicated no issues were reported to him.

The public hearing was opened.

- John Asplund, 808 Rose Drive, expressed a concern about the noise. He can currently hear traffic on I-35 from his house and would like the crushing to not be allowed after noon on Saturdays.
- Asplund was asked how far his house is away from the site?
Asplund answered, he lives on the west side of Ellendale.
- John Erickson from Ulland Brothers asked Asplund if he lived there in 2021 when they last had a plant at that site and if he could hear it then?
Asplund indicated he could did not hear it in 2021.
- Erickson - We are going to crush less than 10,000 tons, I anticipate that the crusher with only be on the property for a week, 7 to 10 days, this is not going to be a summer long project.

- Where is the asphalt material coming from?
Erickson- We will bring the asphalt out of Glennville MN.
- Is there a lot of crushing involved after you mill it?
Erickson- No this is a quick process, most of it is already crushed when we mill it. We just need to further crush it to meet specs.

As there were no further questions or comments, the public hearing was closed

Motion by Queen, second by Ingvaldson to recommend approval of IUP 2023-01 for Ulland Brothers with the following conditions:

- 1) This permit is for the 2023 construction season.
- 2) Plant operation hours shall be limited to the hours of 6:00 am to 7:00 pm Monday thru Saturday.

Motion passed unanimously.

Building Permits:

The building permits for January, February and March were reviewed.

2022 Planning and Zoning Activities:

The activities in the planning and zoning department for 2022 were reviewed.

2023 Meeting Schedule:

The meeting schedule for 2023 was approved.

Adjournment:

Motion by Lammers, second by Pool to adjourn at 7:27 pm.