

**Minutes of the
Steele County Planning Commission
June 5th, 2023**

Call to Order:

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

Agenda:

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

Minutes:

Motion by Queen, second by Spatenka to approve the Dec 5th, 2022, minutes as submitted. Motion passed unanimously.

Minutes:

Motion by Dinse, second by Ingvaldson to approve the May 1st, 2023, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for April were reviewed.

County Board Action

Oolman reported the County Board approved IUP 2023-01 for Ulland Brothers as recommended by the planning commission.

CUP #434 (Amber Willert- Pineapple Appeal)

This request is from Amber Willert to operate a sewing kit assembly business from property located in the SE ¼ of the NE ¼, Section 11, Owatonna Township on property owned by Dennis Ringhofer. The property address is 2376 Rose Street.

The public hearing was opened.

- *Nick Peake* -1815 Keller Pl NE expressed concerns that conditions of CUP #417 issued to D&D Yard Service on the same property were not being followed. Specifically, some of the trees in the screening had died and they were operating outside the stated hours. He also had concern with water draining off this site onto neighboring yards.
- *Steve Nordahl*-1825 Keller Pl NE, expressed concerns about the drainage from the property onto his property and the property next door. They would like the county and the city to address the drainage issues.

Discussion by commission members.

- It was felt the drainage issue was not related to this request nor created by activities covered under the existing CUP #417 issued to D&D yard Service. Since the water naturally flows that way, the County would not have any authority to make the property owner direct it to the stormwater ponds east or west of the site as suggested by the landowners. Nor could they mandate the City allow a diversion or tile into their ponds. Unfortunately, this issue would have to be addressed between the property owners and the City.
- Oolman indicated he can address the dead trees and operating outside of hours listed in the permit.

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

Motion by Ingvaldson, second by Dinse to recommend approval of CUP #434 with the following conditions:

1. All remodeling shall be done in accordance with applicable building codes.
2. No outside storage.
3. No retail store sales from site.
4. Business can have a maximum of 4 employees.

Motion passed unanimously.

Renew of CUP 217 (Klemmensen Pit)

This request is from Doug Klemmensen to renew Conditional Use Permit #217 allowing the mining of sand and gravel and the stockpiling and processing of recyclable aggregate material on property located in Section 14 of Berlin Township.

The public hearing was opened. As there were not comments the public hearing was closed.

Motion by Lammers, second by Queen to recommend approval of the Renewal of CUP 217 with the following conditions: (~~strike through~~ is deleted, underlined is added)

1. The applicant shall maintain approved dust control at the entrance to the mine.
2. "Truck Hauling" signs shall be posted when and as required by the County Engineer.
3. A twenty feet buffer of undisturbed soil shall be maintained along JD #2 ROW.
4. All topsoil shall remain at the site.
5. The active mining and un-reclaimed areas shall not exceed ten acres at the east area and ten acres at the west areas at any one time.
6. Equipment shall only be operated between the hours of 6:00 AM and 7:00 PM. Monday thru Saturday.
7. The operator shall establish a stable discharge point for the pumping of water into Judicial Ditch #2. The operator shall be responsible to repair any damage to Judicial Ditch #2 that may occur from the water discharge.
8. The operator shall pay a user fee for industrial discharge into the Judicial Ditch #2 agricultural drainage system. The discharge shall be metered by the operator with the amount of discharge and payment made to the Auditor by the 14th day of January of each year. The discharge rate shall be \$.10 per 10,000 gallons of discharged. This discharge rate will be reviewed along with the Conditional Use Permit at the request of the Operator.
9. Stockpiles of material and equipment shall not be located in the floodplain in a manner that impedes water flows of Judicial ditch #2.
10. No hazardous material may be stored in the floodplain areas.
11. The operator shall meet the requirements of Berlin Township Ordinance #98-1.
12. This permit remains valid during times when the owner/operator is current on all tax obligations. In addition, if notified by the Auditor of a delinquency, the owner/operator is required to either pay the tax or file an appropriate challenge within 30 days or else the permit is null and void.
13. Applicant is responsible to obtain all other federal, state, and local permits and regulations including but not limited to NPDES permits, DNR Water Appropriation Permits, and Minnesota Wetland Conservation Act regulations.
14. Applicant is responsible to initiate renewal proceeding on or before July 1st ~~2023~~ 2028 or this permit becomes invalid.

15. A 30 feet unexcavated buffer shall remain adjacent to all property lines. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant.
16. Storage piles of recyclable aggregate materials shall not exceed 30,000 cubic yards. These piles shall not remain onsite more than 5 years unless crushed.

Motion passed unanimously.

Adjournment:

Motion by Spatenka, second by Dinse to adjourn. Motion passed. Meeting adjourned at 7:27pm.

DRAFT