

**Minutes of the
Steele County Planning Commission
January 8, 2024**

Call to Order:

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

Agenda:

Motion by Queen, second by Dinse to approve the agenda as submitted. Motion passed unanimously.

2024 Organization:

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

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

Motion by Queen, second by Pool to appoint Oolman as Secretary. Motion passed.

Minutes:

Motion by Ingvaldson, second by Queen to approve the Oct 2nd, 2023, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for Sept, Oct, Nov, and Dec were reviewed.

County Board Action

Oolman reported that IUP 2023-02 (EESolar17, LLC- Community Solar Garden) was approved by the County Board as recommended.

CUP #435 (Dobberstein Craft Retreat)

This request is from Jim and Bev Dobberstein to operate a quilting / scrapbooking / craft retreat on property located in the SE ¼ of the NW ¼, Section 29, Summit Township. The property address is 2780 West Highway 30, Ellendale.

Questions and comments of the commission.

- Spatenka questioned if the septic would be big enough if the space was used 7 days a week.
Oolman- The events are not restricted to only the weekends. We could require a flow meter on the system if we were concerned with them overloading the septic system.
- Dinse- Is the Ulland Brothers stockpiling and crushing occurring down the road going to be a problem with guests staying at the facility?
Jim Dobberstein- Indicated Ullands site is ½ mile away and should not be an issue.

The public hearing was opened.

- Bev Dobberstein commented that most guests would only stay on weekends. She also believes water usage will be less than expected because she lives right next to the facility and plans to take the bedding home to launder it as she has a larger capacity washer.

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

Motion by Dinse, second by Spatenka to recommend approval of CUP #435 with the following conditions:

1. A maximum of ten guests shall be allowed at a single time.
2. The facility shall be used exclusively for registered guests.
3. All bedrooms shall meet the minimum safety requirements for access and egress as required by building code.
4. All areas shall have smoke and carbon monoxide detectors as required by building code.
5. Any structural modifications to the residence shall require a building permit from Steele County.
6. The residence shall remain a single-family home. No alterations shall be made to the residence that would have the effect of interfering with using the property as a single-family home should the property cease to be operated as a Craft Retreat facility.
7. If food is to be prepared and provided for guests, the septic system shall be evaluated and meet all compliance and sizing criteria.
8. No vehicles shall be allowed to park on the road.
9. The facility shall obtain a State license for lodging, and comply with all health, safety, building, and fire codes as may be required.

Motion passed unanimously.

Renew of IUP 2009-06 (Wencl Pit)

This request is from Wencl Construction to renew Interim Use Permit #2009-06 allowing the mining of sand and gravel on property located in the NE ¼ of the SE ¼, Section 30, Owatonna Township. The property is owned by Wencl Land Company LLC.

Questions and comments of the commission.

- Ingvaldson- Are they keeping up with the concrete crushing?
Oolman- Yes
- Lammers- Are all taxes paid up to date?
Oolman- Yes
- Spatenka- indicated he has not seen signage along County Road 7 for this pit or signage for other pits as well.
Oolman- The conditions is written with flexibility so that the Steele County Highway Department can request signage if they believe it is beneficial. Over the years some highway personnel want signage and some do not.

The public hearing was opened.

- Dave Dietz, Owatonna Township Supervisor and neighboring property owner commented that he has no issues or complaints with the operation.

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

Motion by Queen, second by Ingvaldson to recommend the renewal of IUP 2009-06 with the following conditions: (Underlined is added, ~~strike through~~ is deleted.)

1. Mining is limited to the areas identified in the application.
2. Mining is limited to a bottom elevation of 1125 feet. (Approximately 25 feet deep)
3. The access road to the site shall be gated with the gate installed so that it does not swing into the road right-of-way.
4. Before trucking can begin, signage warning of truck traffic shall be located along CSAH #7. The size

- and placement of these signs shall be at the direction of the Steele County Highway Department.
5. Before mining can begin, an access permit shall be applied for with the Steele County Highway Department and any requirements of the permit implemented.
 6. Dust control shall be maintained in the pit at especially on the assess road at all times so that dust does not negatively affect nearby residences or traffic on CSAH #7.
 7. Trucks shall not track material from the pit onto the public road.
 8. Hours of operation shall be between 6:00 AM and 7:00 PM. Monday thru Saturday.
 9. Trucks hauling material to and from this site shall not use “jake brakes”
 10. A 30 feet unexcavated buffer shall remain adjacent to all property lines. Any erosion to, or siltation onto neighboring properties as a result of this mine shall be corrected by the applicant. The outside of the berm along the north property line shall be seeded to vegetation. Setbacks between neighboring properties may be eliminated by written agreement of both property owners.
 11. The applicant shall follow their submitted reclamation plan. Final reclamation shall include grading slopes to a 4:1 slope or flatter, replacing topsoil, and vegetating exposed areas not used for cropland or reclaimed to open water.
 12. Storage pile of recyclable aggregate materials shall not exceed 30,000 cubic yards. These piles shall not remain onsite more than 5 years unless crushed. The State of Minnesota has additional requirement concerning recyclable aggregate stockpiles.
 13. This permit remains valid during times when the owner/operator is current on all tax obligations including but not limited to aggregate taxes. 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.
 14. Applicant is responsible to obtain and follow 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.
 15. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the county for reference and monitoring of the site activities.
 16. Applicant is responsible to initiate renewal proceeding on or before January 1, ~~2024~~ 2029 or this permit becomes invalid.
 17. Mining activities shall not impede the drainage of neighboring properties or direct additional water onto neighboring properties.
 18. The permittee or operator shall furnish bond or other financial surety as approved by the county site restoration. The bond or other financial surety shall be in an amount of \$5,000 per permitted acre for a total amount of \$115,00 and remain in place for 6 years from the from date of issuance of the permit or until the site is reclaimed and the reclamation is approved by Steele County.

Motion passed unanimously.

2024 Meeting Dates:

Motion by Pool, second by Dinse to approve the 2024 Planning Commission meeting schedule. Motion passed unanimously.

Adjournment:

Motion by Spatenka, second by Dinse to adjourn at 7:41pm.