

AGENDA
of the
Steele County Planning Commission

Monday, January 8th, 2024
7:00 PM

Steele County Administration Center
630 Florence Avenue
Owatonna, MN 55060

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Organization for 2024
 - Election of Chair
 - Election of Vice Chair
 - Appointment of Secretary
5. Approve Minutes: (October 2, 2023)
6. Building Permits (Sept, Oct, Nov, Dec)
7. County Board Action
 - IUP 2023-02 – EESolar 17, LLC
8. Public Hearing: CUP 435 – Dobberstein Craft Retreat
9. Public Hearing: Renewal of IUP 2009-06 – Wencil Pit
10. 2024 Meeting Schedule
11. Adjourn

**Minutes of the
Steele County Planning Commission
Oct 2nd, 2023**

Call to Order:

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

Agenda:

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

Minutes:

Motion by Queen, second by Spatenka to approve the July 3rd, 2023, minutes as submitted.
Motion passed.

Building Permits:

The building permits for June, July, and August were reviewed.

County Board Action

Oolman reported the County Board approved CUP #399 (Christy Mulert – Tails and Trails Kennel) as recommended by the planning commission.

IUP# 2023-02 (EESolar17, LLC- Buscho Solar Garden)

This request is from EESolar33, LLC to construct and operate a 1 MW Community Solar Project on property located in the NE¼ of the NE¼, Section 31 Clinton Falls Township owned by the Buscho Trust.

Questions and comments of the commission.

- Dinse asked if the Township is made aware of the project in relation to the road?
Oolman: The township is given notice of the project and would also have to authorize any access permit.
Evan Carlson from Enterprise Energy indicated he has reached out to the township.
- Commissioner Brady expressed the importance of controlling the weeds onsite after development. The county has had to go in and take care of weeds and assessed that cost back to the property owner.
Carlson: We will be putting down pollinator seed and mowing regularly to prevent invasive weeds along with a screen fence. It is in the lease that my company pays for the property taxes, If the grounds are not taken care of, it effects my company.
- Dinse: Do you sell the project after it is built?
Carlson: Yes, I am a developer. Typically, once a project is developed it is sold to an Independent Power Broker. That owner would be bound by all the legal requirements in the lease.

The public hearing was opened.

As there were no public comments the public hearing was closed.

Discussion by the commission:

- Ingvaldson indicated he would like to see a condition added that requires the landowner to acknowledge that they are aware they are responsible for decommissioning should the developer default.
- Additional discussion was held with Carlson on the process to decommission a site.

Motion by Spatenka, second by Ingvaldson to recommend approval of IUP #2023-02 with 17 conditions:

1. This permit allows for the construction and operation of a 1 MW AC solar energy system in the location identified on the submitted application. Any additional expansion of the project will require the permit to be amended.
2. This permit shall expire on December 31, 2058 and all solar components and accessory facilities removed by December 31, 2059.
3. If the project ceases to generate electricity before the permit expiration date, all solar components and accessory facilities shall be removed within one year of the discontinuation of use/operation.
4. The operator shall notify the Steele County planning and zoning office of any changes in management or ownership of the project.
5. Any private drainage tile servicing adjoining properties shall be protected during construction and maintained throughout the life of the project.
6. A wetland determination shall be completed and submitted to the Steele Soil and Water Conservation District. The applicant shall follow all procedures and requirements of the wetland conservation act.
7. The developer shall construct a security fence around the perimeter of the solar panels to deter unauthorized entrance. The fence shall utilize woven wire and be a maximum of 8 feet tall without barbed or razor wire.
8. Permanent vegetative shall be planted within the fenced project area.
9. All noxious weeds shall be controlled throughout the life of the project. If the weeds are not controlled the operator shall allow the county access to the site to implement weed control and the costs assessed back to the property.
10. If required by the township, an access permit shall be obtained from the township.
11. Prior to the start of construction, the developer shall document with the township the condition of the haul road(s) to be used during the construction of the project. Any haul road(s) degradation cause by construction traffic shall be remedied by the developer.
12. All construction crew vehicles must park on the site unless site conditions prohibit it. If vehicles must park on the road because of site conditions, vehicle parking shall be limited to a single side of the road.
13. The developer must obtain a 911 address and sign for the site.
14. The developer shall obtain building permit(s) from the Steele County Building Inspection office.
15. The developer and/or operator is responsible to acquire or maintain any federal, state, or local permits required in the construction, operation, and maintenance of the solar energy system.
16. A vegetative screen shall be planted between the fence and the neighboring property to the east. The screen shall consist of healthy, hardy plant materials that provides a minimum screen height of 8 feet and a minimum density of 75% at maturity. An alternative planting plan may be used if approved by the neighboring property owner.
17. Prior to the start of construction, the developer shall provide a letter of agreement from the land owner that states they understand they are liable for decommissioning if EESolar17, LLC or future lessees abandon the site.

Motion passed unanimously.

Adjournment:

Motion by Spatenka, second by Dinse to adjourn at 7:37pm. Motion passed.

Commissioner's Report

This Page:		Total Permits			32		
Full:		September					
Permit	Permit Number	Name	Parcel Number	Building Type	Township	Valuation	Date
Residential Exterior Maintenance Application	SCR-3785	PIEPHO/ROBERT E & JOYCE	09-017-2000	Re-Siding	Meriden TWP	\$6,000.00	9/5/2023
Mechanical Application	SCR-3784	MOWER/SUSAN M	08-112-0101	New	Owatonna TWP	\$1,500.00	9/5/2023
Mechanical Application	MDR-935	MULLENBERG/BRIANNA ELIZABETH	16-108-0202	Replacement	City of Medford	\$6,970.00	9/5/2023
Plumbing Application	SCR-3777	MOWER/SUSAN M	08-112-0101	Other	Owatonna TWP	\$1,000.00	9/5/2023
Residential Exterior Maintenance Application	SCR-3787	WEGENER/CONRAD W/&	05-016-3404	Roofing	Somerset TWP	\$23,017.50	9/6/2023
Residential Exterior Maintenance Application	BPR-1243	BROWN/SHAWN RAY/&	14-107-0102	Windows	City of Blooming Prairie	\$3,600.00	9/8/2023
Mechanical Application	BPR-1232	LEA/DORIS E/ LIFE ESTATE	14-111-0103	Replacement	City of Blooming Prairie	\$2,000.00	9/8/2023
Residential Exterior Maintenance Application	SCR-3788	DIRKS/BRUCE A & JANET L	09-001-1101	Roofing	Meriden TWP	\$10,300.00	9/11/2023
Plumbing Application	SCR-3789	CUMBERLAND/JADE R/&	08-105-0206	Replacement	Owatonna TWP	\$4,000.00	9/11/2023
Residential Exterior Maintenance Application	EDR-247	HAREID/THOMAS EDWARD	15-100-1111	Roofing	City of Ellendale	\$1,500.00	9/11/2023
Commercial Exterior Maintenance Application	SCB-466	REMICK/MICHAEL J	08-033-2202	Windows	Owatonna TWP	\$3,806.70	9/12/2023
Residential Exterior Maintenance Application	MDR-936	SOS OF FARIBAULT	16-101-1901	Roofing	City of Medford	\$23,000.00	9/12/2023
Residential Exterior Maintenance Application	SCR-3791	PFEIFER/JAMES C	05-014-4302	Re-Siding	Somerset TWP	\$30,000.00	9/13/2023
Agricultural Building Permit Application	AGR-7383	PICHNER/DOUGLAS E & JEANNE F	08-023-1100	New Building	Owatonna TWP	\$219,492.00	9/14/2023
Commercial Construction Application	EDB-45	RJ'S ON 5TH AVE	15-100-0606	Other	City of Ellendale	\$59,457.00	9/14/2023
Residential Exterior Maintenance Application	SCR-3794	BOWE/JOHN M & PAMELA ANN	07-020-1401	Roofing	Havana TWP	\$16,000.00	9/20/2023
Residential Exterior Maintenance Application	SCR-3795	SCHICKLING TRUSTEE/SHARON R	07-017-3300	Roofing	Havana TWP	\$5,775.00	9/20/2023
Residential Exterior Maintenance Application	BPR-1246	ULRICH/HAROLD C & VIVIAN A	14-025-1052	Roofing	City of Blooming Prairie	\$500.00	9/20/2023
Residential Construction Application	SCR-3775	MULLENBACH/RICHARD DUANE	13-025-4401	Pole Shed	Deerfield TWP	\$55,000.00	9/20/2023
Residential Exterior Maintenance Application	BPR-1245	EHMKE/SCOTT R	14-100-0204	Re-Siding	City of Blooming Prairie	\$3,000.00	9/20/2023

Residential Exterior Maintenance Application	BPR-1244	CHRISTIAN/LARRY L & KAREN M	14-103-0301	Re-Siding, Windows	City of Blooming Prairie	\$18,300.00	9/20/2023
Residential Exterior Maintenance Application	SCR-3797	OELTJENBRUNS/LESTER D	05-016-1100	Roofing	Somerset TWP	\$16,000.00	9/21/2023
Residential Exterior Maintenance Application	SCR-3796	COPP/CHRIS P	07-034-4401	Roofing	Havana TWP	\$16,500.00	9/21/2023
Residential Exterior Maintenance Application	SCR-3798	NECHANICKY/WILLIAM M/&	09-029-2101	Re-Siding	Meriden TWP	\$13,600.00	9/21/2023
Residential Exterior Maintenance Application	SCR-3782	VAVRA/TROY A	08-028-1418	Windows	Owatonna TWP	\$3,848.00	9/22/2023
Residential Exterior Maintenance Application	SCR-3799	MEKNER/GERALD M & MARILYN K	06-012-1302	Roofing	Lemond TWP	\$27,872.00	9/22/2023
Commercial Construction Application	SCB-464	MULERT/DAVID M & CHRISTY L	08-027-4200	New Construction	Owatonna TWP	\$73,809.00	9/26/2023
Commercial Construction Application	SCB-463	MULERT/DAVID M & CHRISTY L	08-027-4200	New Construction	Owatonna TWP	\$73,809.00	9/26/2023
Residential Construction Application	SCR-3781	CARROLL/ROGER LEE	07-025-4000	Solar	Havana TWP	\$85,000.00	9/26/2023
Residential Construction Application	BPR-1240	DENNIS/VERN & GLORIA	14-105-0114	House Remodel	City of Blooming Prairie	\$21,000.00	9/28/2023
Residential Exterior Maintenance Application	MDR-937	GILBERTSON/MARK L	16-101-2308	Roofing	City of Medford	\$1,500.00	9/28/2023
Residential Exterior Maintenance Application	SCR-3803	HIEBERT/JOANN E	07-020-1101	Roofing	Havana TWP	\$23,000.00	9/29/2023

Valuation

Blooming Prairie TWP	0	\$	-
Summit TWP	0	\$	-
Berlin TWP	0	\$	-
Aurora TWP	0	\$	-
Somerset TWP	3	\$	69,017.50
Lemond TWP	1	\$	27,872.00
Havana TWP	5	\$	146,275.00
Owatonna TWP	8	\$	381,264.70
Meriden TWP	3	\$	29,900.00
Merton TWP	0	\$	-
Medford TWP	0	\$	-
Clinton Falls TWP	0	\$	-
Deerfield TWP	1	\$	55,000.00
City of Blooming Prairie	6	\$	48,400.00
City of Ellendale	2	\$	60,957.00
City of Medford	3	\$	31,470.00
Total	32	\$	850,156.20

Commissioner's Report

10		Commissioner's Report					
This Page:		Total Permits			30		
Full:		October					
Permit	Permit Number	Name	Parcel Number	Building Type	Township	Valuation	Date
Plumbing Application	SCR-3746	JENSEN/TREVOR D & VICKI L	08-028-1403	Alternate / Remodel / Repair	Owatonna TWP	\$21,075.00	10/2/2023
Residential Construction	BPR-1248	METZGER/BERNADETTE R	14-108-0103	Garage / Storage Structure	City of Blooming Prairie	\$21,000.00	10/2/2023
Residential Construction Application	SCR-3776	UTECHT/LUCILLE E/&	10-015-4200	[mobile home placement]	Merton TWP	\$10,000.00	10/3/2023
Residential Exterior Maintenance	SCR-3805	IHLENFELD/JOSHUA	11-016-4400	Re-Siding	Medford TWP	\$30,000.00	10/3/2023
Residential Exterior Maintenance Application	SCR-3806	SCHICKLING TRUSTEE/SHARON R	07-017-3300	Roofing	Havana TWP	\$4,125.00	10/4/2023
Residential Exterior Maintenance Application	BPR-1249	PRIHODA/SHELLEY/AS TRUSTEE	14-123-0101	Doors	City of Blooming Prairie	\$6,308.26	10/4/2023
Residential Exterior Maintenance Application	SCR-3802	LAMPHIER/MATTHEW	09-031-1101	Windows	Meriden TWP	\$4,878.67	10/4/2023
Residential Exterior Maintenance Application	SCR-3807	BORGMANN/KENNETH J	13-018-3303	Roofing	Deerfield TWP	\$14,546.00	10/5/2023
Agricultural Building Permit	AGR-7384	LARSON/CHARLES A & DIANE E	13-022-2101	New Building	Deerfield TWP	\$8,500.00	10/5/2023
Residential Construction Application	SCR-3801	RISHAVY/JOHN E & SANDRA K	08-032-3201	Garage / Storage Structure	Owatonna TWP	\$5,000.00	10/6/2023
Residential Construction Application	SCR-3786	FRANK/JOHN & ANN	11-011-1201	Addition	Medford TWP	\$125,000.00	10/6/2023
Plumbing Application	SCR-3809	DEML/JUDY A	07-007-2201	Replacement	Havana TWP	\$3,000.00	10/6/2023
Residential Construction Application	BPR-1241	WEBER/RYAN L & HEATHER N	14-114-0227	Garage / Storage Structure	City of Blooming Prairie	\$55,000.00	10/9/2023
Residential Exterior Maintenance Application	BPR-1250	NOBLE/DAVID ALLEN	14-109-0301	Windows	City of Blooming Prairie	\$500.00	10/10/2023
Residential Construction Application	SCR-3793	BURNES SHORE ACRES	03-108-0122	Fence / Retaining Wall (over 8 ft)	Berlin TWP	\$12,500.00	10/11/2023
Mechanical Application	SCR-3813	OSTLUND/PETER D	11-016-2201	Alteration / Remodel / Repair	Medford TWP	\$3,105.00	10/12/2023
Residential Exterior Maintenance Application	SCR-3814	THARALDSON/SARAH A CLOUGH	05-029-4202	Roofing	Somerset TWP	\$25,000.00	10/12/2023
Residential Construction Application	SCR-3792	JEWISON/ANDREW/&	02-031-1401	Garage / Storage Structure	Summit TWP	\$45,000.00	10/13/2023
Residential Construction Application	SCR-3812	SAUFFERER/BRADLEY & CYNTHIA	13-007-2401	In-ground Pool	Deerfield TWP	\$15,000.00	10/16/2023
Residential Construction Application	SCR-3816	BUENGER/MICHAEL & JUDY	03-004-1201	Deck	Berlin TWP	\$3,500.00	10/16/2023

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Valuation

Blooming Prairie TWP	0	\$	-
Summit TWP	1	\$	45,000.00
Berlin TWP	2	\$	16,000.00
Aurora TWP	0	\$	-
Somerset TWP	1	\$	25,000.00
Lemond TWP	1	\$	5,000.00
Havana TWP	2	\$	7,125.00
Owatonna TWP	3	\$	64,075.00
Meriden TWP	3	\$	140,878.67
Merton TWP	1	\$	10,000.00
Medford TWP	4	\$	173,105.00
Clinton Falls TWP	0	\$	-
Deerfield TWP	3	\$	38,046.00
City of Blooming Prairie	7	\$	316,058.26
City of Ellendale	0	\$	-
City of Medford	2	\$	17,250.00
<u>Total</u>	<u>30</u>	\$	<u>857,537.93</u>

Commissioner's Report

This Page:		Total Permits			25		
Full:		November					
Permit	Permit Number	Name	Parcel Number	Building Type	Township	Valuation	Date
Residential Exterior Maintenance Application	SCR-3820	PARSONS/ROBERT ADAMS/&	12-024-3000	Roofing	Clinton Falls TWP	\$1,200.00	11/1/2023
Commercial Construction Application	SCB-468	CRANE CREEK RD LLC	09-012-4102	New Construction	Meriden TWP	\$15,000.00	11/2/2023
Plumbing Application	BPR-1252	KRUCKEBERG REAL ESTATE	14-107-0701	Replacement	City of Blooming Prairie	\$1,000.00	11/3/2023
Residential Exterior Maintenance Application	Scr-3821	BEADELL/BRIAN A & NATHELE J	07-034-1100	Re-Siding, Roofing	Havana TWP	\$15,000.00	11/3/2023
Residential Construction Application	SCR-3804	STENDEL/ELWOOD L/LE &	09-022-1000	Addition	Meriden TWP	\$60,000.00	11/3/2023
Residential Exterior Maintenance Application	BPR-1253	LOEW/JEROME E & BERNIECE E	14-109-0401	Roofing	City of Blooming Prairie	\$13,000.00	11/6/2023
Residential Construction Application	SCR-3822	MAUSETH/JACQUELINE DEML/&	02-020-4301	Garage / Storage Structure	Summit TWP	\$25,000.00	11/7/2023
Agricultural Building Permit Application	AGR-7380	MOORE/TRAVIS & CHRISTINA M	09-032-4401	Green Building New Building	Meriden TWP	\$348,000.00	11/7/2023
Residential Exterior Maintenance Application	SCR-3824	BRUESSEL/MARY A/&	10-029-3200	Roofing	Merton TWP	\$12,000.00	11/13/2023
Residential Exterior Maintenance Application	SCR-3739	OLSON/ZACHARY S & JORDAN A/&	08-129-0102	Roofing	Owatonna TWP	\$28,000.00	11/13/2023
Residential Exterior Maintenance Application	EDR-249	GREEN/MAISON JAMES	15-105-2901	Roofing	City of Ellendale	\$13,000.00	11/14/2023
Residential Construction Application	SCR-3810	KRELL/RODNEY D & MICHELLE M	01-010-2100	Garage / Storage Structure	Blooming Prairie TWP	\$42,000.00	11/14/2023
Residential Exterior Maintenance Application	SCR-3826	KUBAT/RICHARD C	09-018-1210	Doors, Windows	Meriden TWP	\$21,660.00	11/15/2023
Residential Construction Application	SCR-3790	IHLENFELD/JOSHUA	11-016-4400	Deck	Medford TWP	\$15,000.00	11/15/2023
Residential Construction Application	SCR-3825	EBENHOH/ALEXANDER C	07-025-3301	Garage / Storage Structure	Havana TWP	\$2,500.00	11/16/2023
Residential Construction Application	SCR-3827	KUBAT/RICHARD C	09-018-1210	Deck	Meriden TWP	\$6,425.00	11/16/2023
Residential Exterior Maintenance Application	BPR_1259	FISHER/BRENDA K	14-105-0218	Re-Siding	City of Blooming Prairie	\$3,500.00	11/17/2023
Residential Construction Application	BPR-1256	ANDERSON/JEFF	14-100-0306	Room Remodel	City of Blooming Prairie	\$15,000.00	11/17/2023
Residential Exterior Maintenance Application	BPR-1255	RAUSCH/DAVID E & CANDACE M	14-106-0205	Roofing	City of Blooming Prairie	\$10,000.00	11/17/2023
Residential Construction Application	SCR-3808	ULRICH/CODY M & CHRISTINE M	09-001-3302	Pole Shed	Meriden TWP	\$40,000.00	11/21/2023

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Valuation			
Blooming Prairie TWP	1	\$	42,000.00
Summit TWP	1	\$	25,000.00
Berlin TWP	0	\$	-
Aurora TWP	0	\$	-
Somerset TWP	0	\$	-
Lemond TWP	0	\$	-
Havana TWP	2	\$	17,500.00
Owatonna TWP	2	\$	28,500.00
Meriden TWP	7	\$	537,240.15
Merton TWP	1	\$	12,000.00
Medford TWP	1	\$	15,000.00
Clinton Falls TWP	1	\$	1,200.00
Deerfield TWP	0	\$	-
City of Blooming Prairie	6	\$	47,500.00
City of Ellendale	2	\$	32,000.00
City of Medford	1	\$	10,000.00
<u>Total</u>	<u>25</u>	\$	<u>767,940.15</u>

Staff Report
for
Conditional Use Permit Application #435
Dobberstein Craft Retreat

Applicant:

Jim and Bev Dobberstein

Property Owner(s):

Jim and Bev Dobberstein

Property Address:

2789 West Highway 30
Ellendale, MN 55026

Project Legal Description:

Commencing at the East line of the Northwest Quarter of Section 29, at the North edge of the right of way of U.S. Highway 65, thence North 150 feet, thence West 580 feet, thence South to the North edge of the right of way of U.S. Highway 65, thence Easterly along the North edge of the right of way of U.S. Highway 65, to a point of beginning, all being and lying in the Northwest Quarter of Section 29, Township 105 North, Range 20 West, Steele County, Minnesota.

Project Description:

Convert a single-family home into a retreat center for quilters, scrapbookers, and crafters. The property was formerly a supper club that had been converted into a 4 bedroom single family home over 20 year ago. Guests would rent the building and have stations to work on projects like quilting and scrapbooking as well as guest bedrooms. Up to 10 guests would typically rent out the space as a group and stay for a weekend or extended weekend. No major renovations are expected on the house.

Reason for Conditional Use Permit Application:

Section 704.9 of the Steele County Zoning Ordinance allows Bed and Breakfast facilities as a conditional use in the Agricultural District.

General Criteria for Issuing Conditional Use Permit:

1) The use will not create a burden on parks, schools, streets, public facilities or utilities:

Primary public facilities used by this proposal will be State Highway 30. State Highway 30 is a 10 ton per axel weight limit paved road and is adequate to handle any expected passenger vehicle traffic to the site. The home is already served with electricity with the electrical demand not expected to be any different than a typical residential home.

2) The use is compatible, separated, or screening from adjacent agricultural or residential land so as not to depreciate their values or der development:

The property is surrounded by agricultural land and several rural residents. The nearest residences are located 1100 feet north and 1700 feet south of this site. Most activities will take place inside of the house with occasional breaks that may occur outside dependent on weather. Maximum occupancy will be no more than 10 individuals. At these distances, there is not expected to be any effect on the nearest of these neighbors. The Dobberstein's also live ½ mile NE of the site so they are available to respond should there be unexpected issues.

3) The appearance will not have an adverse effect on adjacent properties:

The appearance of the property will remain the same as it is today.

4) The use is related to the existing land use and the county needs of the county:

The site is a 2.0 acres rural building site. The residence was historically built and used as a supper club before it was converted to a single-family home in the early 2000's. The home contains 3 bedrooms and 2 other rooms that are to be used as bedrooms and includes 4,980 square feet of living space. No modifications are expected to be needed to use the residence as a craft retreat. The property also contains an unattached garage with an upstairs living space and another 80' x 40' storage building. These two buildings will not be used as part of the rental space.

5) The use is consistence with the zoning ordinance and zoning district:

The zoning ordinance does not specifically define craft retreats or list them as a permitted or conditional use. It does allow bed and breakfast facilities as a conditional use in the agricultural district but does not specifically define what a bed and breakfast is. This facility will not be licensed to serve food, but the county has permitted one other craft retreat in 2012 with a CUP in the agricultural district because it was determined at that time that it is similar to a bed and breakfast.

6) The use will not creation a traffic hazards or congestion:

Traffic to and from the site is estimated to be several vehicles at a time. Maximum guests will be 10 individuals who will most likely utilize the facility over extended weekends. This amount of traffic is not expected to cause any traffic hazards or congestion.

7) Existing businesses will not be adversely affected because of curtailment of customers trade brought about by intrusion of noise, glare, vibration or other nuisances:

The nearest existing businesses are a campground located over 4000 feet away and other businesses located in Ellendale over 1 mile away. No effects are expected on these businesses.

8) Adequate utilities, access roads, drainage and other facilities will be provided:

- Utilities: Will not change from present.
- Drainage: Will not change from present
- Septic: The septic system components have been installed at different times over the years. The tanks for the house were installed in 1978 when the building was a restaurant. The tank for the apartment was installed in 2000. And the drainfield was replaced in 2002. The drainfield was sized for a 3 bedroom house and the 1 bedroom apartment with a maximum daily flow of 600 gallons per day. SSTS standards are different for a house than they would be for a cabin/resort type of facility. A cabin should be sized at a maximum daily capacity of 50 gallons per day (GPD) per guest or 500 gallons per day for 10 guests plus 150 gpd for the apartment. Based on these numbers, the drainfield is probably slightly undersized. However, the tanks are over-sized as there is a 1000 gal. tank for the apartment and a 4300 gal tank for the house. Standards require 2400 gallons of tank capacity. Given the periodic use of the facility, and the oversizing of the tanks, the system is probably adequate for the proposed use. The system was last inspected in 2016. The system should be inspected for compliance as it has been more than 3 years since their last compliance inspection.
- Parking: The ordinance requires one parking space per rental unit for hotels and two spaces for the residence for a total of five. There is adequate parking onsite to meet these requirements.
- Smoke Detectors / Carbon Monoxide Detectors: All bedrooms should be equipped with detectors and a requirement of the permit should be to have the required detectors in place.
- Emergency Egress: There is emergency access / egress in each of the bedrooms.

9) Additional requirements:

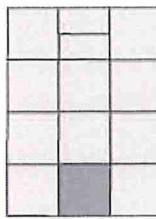
In addition to a County Conditional Use Permit, the Minnesota Department of Health also has a license requirement for this type of facility. This process requires meeting health and safety standards as established under MN Rules 4625.0100.

Staff Comments:

If the Planning Commission recommends approval of this application, they may wish to consider 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.

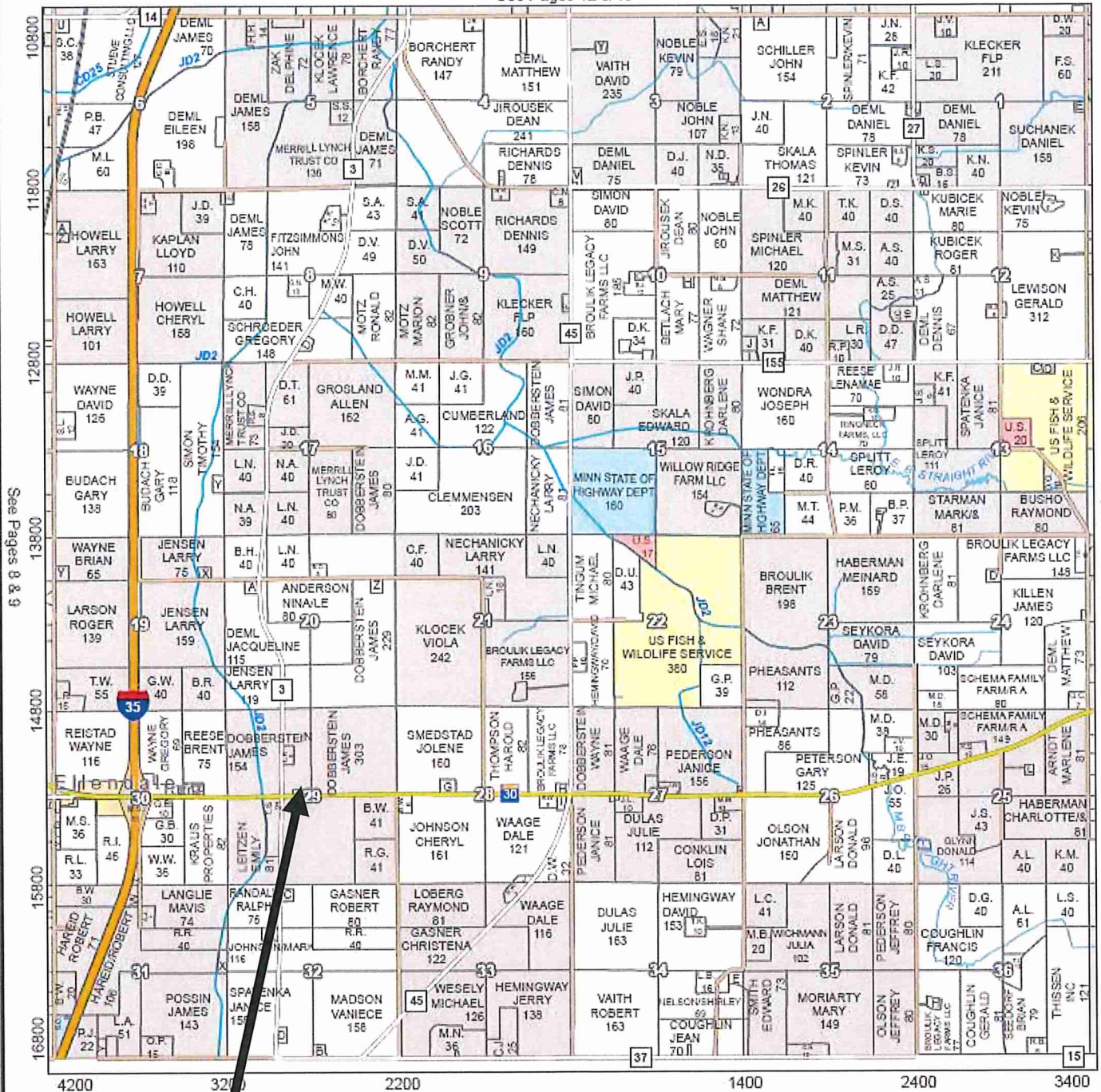
Summit



T.105N. - R.20W.



See Pages 12 & 13



Proposed Quilting / Scrapbook Retreat Location

2780 West Highway 30

Dobberstein Craft Retreat



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Staff Report
for
2024 Renewal of Interim Use Permit 2009-06
Wencl Construction Inc. (Wencl Pit)

Applicant:

Wencl Construction Inc.

Property Owner(s):

Wencl Land Company LLC

Project Location:

All that part of the N1/2 of the SE1/4, Section 30-T108N-R20W, Steele County, MN; described as follows:

Beginning at the northeast corner of said SE1/4; thence South 00°17'59" East a distance of 1324.95 feet, to the southeast corner of said N1/2;
thence North 89°58'37" West a distance of 2658.99 feet, to the southwest corner of said N1/2;
thence North 00°01'10" West a distance of 25.00 feet, on the west line of said SE1/4;
thence South 89°58'37" East a distance of 1739.33 feet;
thence North 00°17'59" West a distance of 1300.38 feet, to the north line of said SE1/4;
thence South 89°57'00" East a distance of 919.54 feet; to the point of beginning.

Zoning District:

Agricultural

Permitted Uses:

The mining and processing of sand and gravel including crushing, a wash plant, the stockpiling of aggregate material and the stockpiling and processing of recyclable aggregate material.

Permit History:

- Issued in 2009 to Ulland Brothers
- Renewed in 2014 to Ulland Brothers
- Transferred and renewed in 2019 to Wencl Construction Inc.

Permit Conditions:

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 access 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 or this permit becomes invalid.
17. Mining activities shall not impede the drainage of neighboring properties or direct additional water onto neighboring properties.

Total Area: 29 ac.

Minable Area: 23 ac.

Active Areas: 20 ac.

Reclaimed Areas: 0 ac.

Natural Elev: 1150 to 1170 feet

Permitted Elev: 1125 feet

Mining Elev: Estimated at 1125 feet

Material Removed: 79,036 tons reported since 2019

2023 – 7,392 tons thru 3rd qu.

2022 – 46,606 tons.

2021 – 3,946 tons.

2020 – 18,600 tons.

2019 – 2,492 ton.

Recyclable Amts: Estimated at 8,500 cu. yds concrete
Estimated at 3,500 cu yds of asphalt.

Other Permits: NPDES – General Permit
DNR Permit – 2019-0360 up to 27 MGY
(reported 7.3 mg in 2019)

Road Access: West to CSAH #7 (10 ton / axel paved road).

Review Issues: No issues have been reported with this site in the last 5 years.

Reason for Conditional Use Permit Application:

Condition #16 requires the permit to be reviewed.

General Criteria for Issuing Conditional Use Permit:

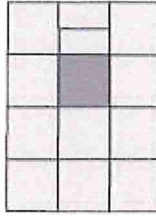
- a) **Burden on Existing Public Facilities and Utilities:**
The only public facilities being used will be County Road 7. Condition #3, #4, #6 and #7 all deal with mitigation efforts concerning the road.
- b) **Compatible, Separated, or Screened from Adjacent Agricultural or Residential Properties:**
The nearest neighboring residential property is 1300 feet away. Condition #8 limits the hours of operation to mitigate noise on neighboring residential properties and condition #6 requires the operator to control dust should it be a problem.
- c) **Appearance of Structures and Site not have an Adverse Effect on Adjacent Properties:**
The appearance is similar to other gravel pits in the area.
- d) **Relationship of Proposed Project to Existing Land Use:**
The existing land use is an existing permitted gravel pit and farmland.
- e) **Consistency with Zoning Ordinance and Zoning District:**
Gravel mining, crushing and the processing of aggregate materials is consistent with the Zoning Ordinance if approved as an Interim Use.
- f) **Creation of Traffic Hazards or Congestion:**
There have been no reported issues with truck traffic from this pit. Condition #4 requires signs if requested by the County Engineer.
- g) **Nuisance Effects on Nearby Business:**
The only businesses in the area are other permitted aggregate mining operations.
- h) **Adequacy of Utilities, Access Roads, Drainage and Other Facilities:**
 - **Floodplain:** There is no floodplain on the property.
 - **Wetlands:** No known jurisdictional wetlands on the property.
 - **Tile:** No known tile in the proposed area.

Staff Comments:

The County has been adding a condition to new and interim use permits renewals requiring a bond or financial surety for reclamation. The amount has been set at \$5,000 per permitted acre. This site has 23 acres of mineable area so we would require a \$115,000 bond. If the Planning Commission finds that this site meets the conditions of the permit, they should consider renewing the permit for another 5 years with the following changes. ~~Strikethrough~~ is deleted, underlined is added.

- 16. Applicant is responsible to initiate renewal proceeding on or before January 1, 2024 2029 or this permit becomes invalid.
- 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 \$115,000 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.

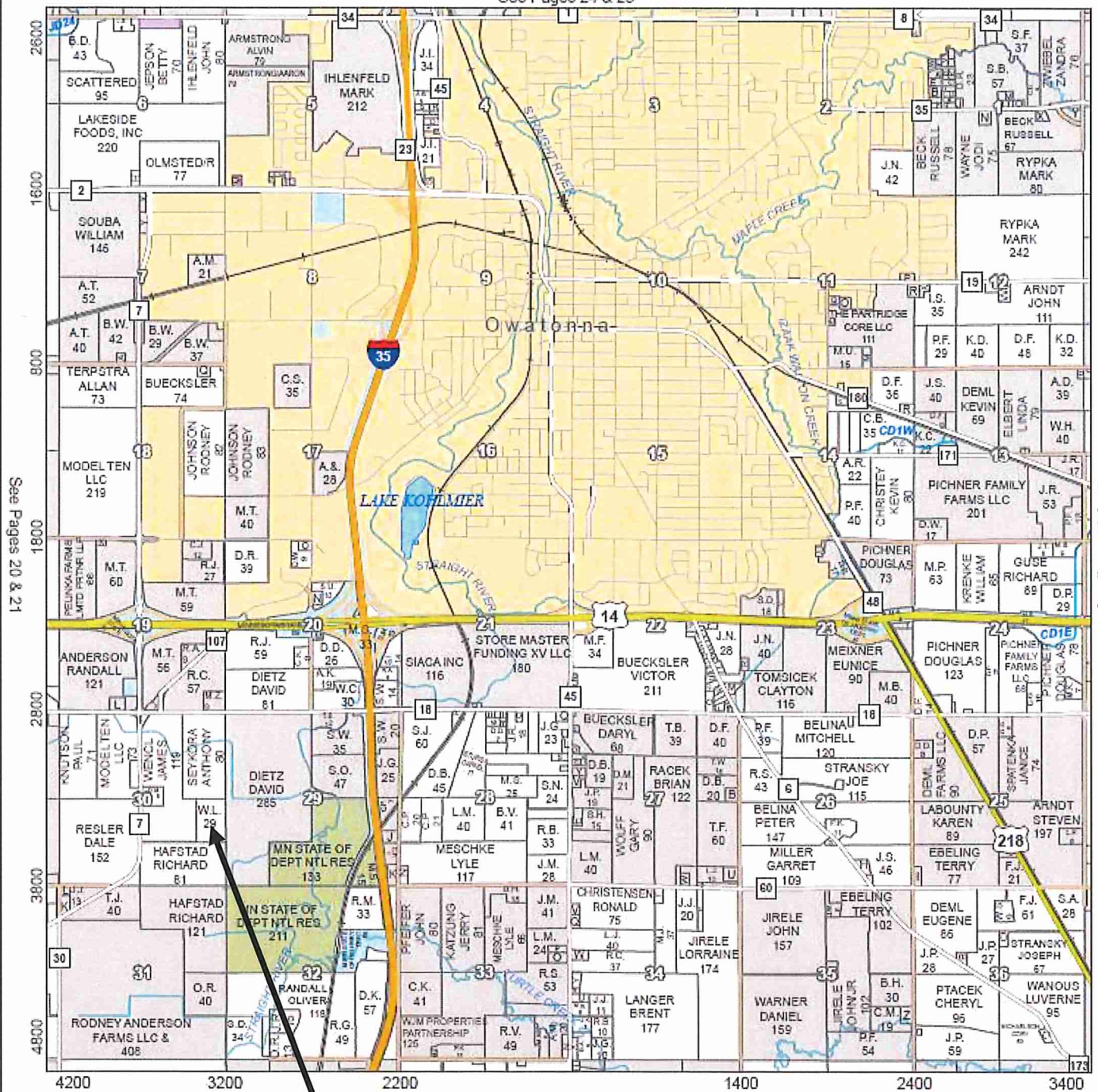
Owatonna



T.107N. - R.20W.

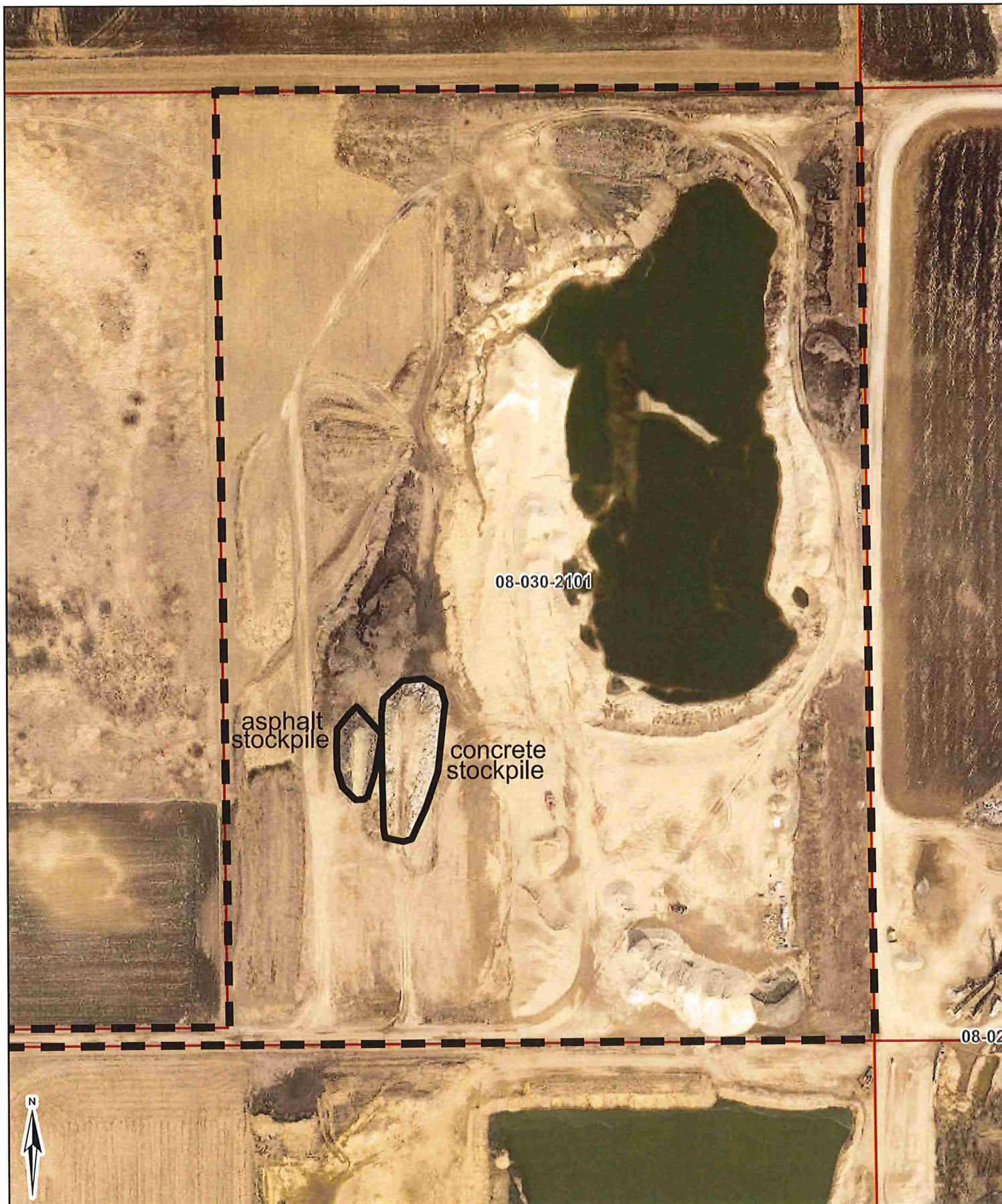


See Pages 24 & 25



Wengl Pit Location

3483 Lemond Road



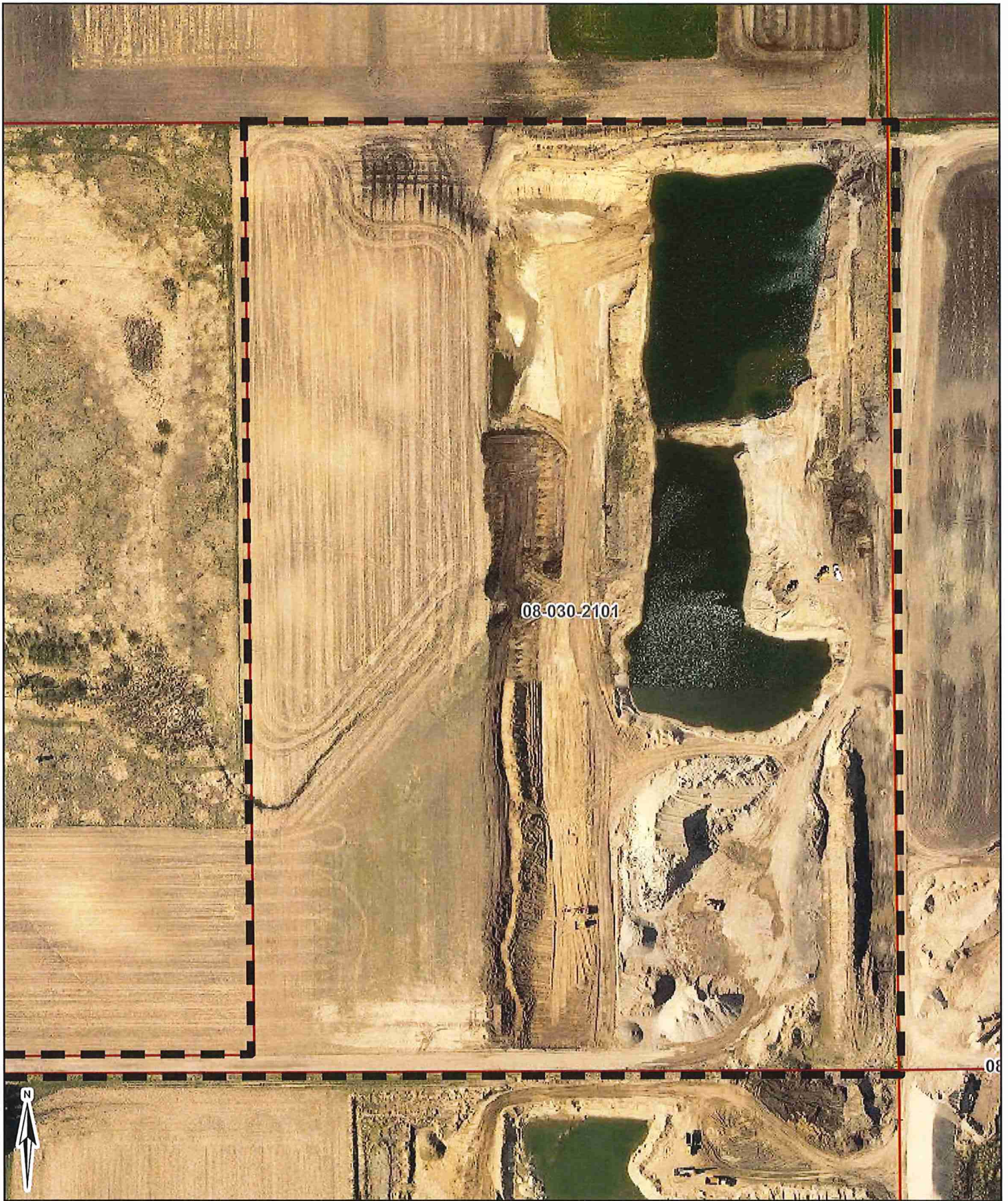
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Wencl Pit (2022)

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December 26, 2023





08-030-2101

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Wencl Pit (2019)

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December 26, 2023



2024 Tentative Planning Commission Dates

PC Meeting Date

January 8

February 5

March 4

April 1

May 6

June 3

July 1

August 5

August 26 or Sept 9?

October 7

November 4

December 2