

STEELE COUNTY
PLANNING COMMISSION AGENDA
Steele County Administration Center – 630 Florence - Owatonna, MN 55060

Tuesday, August 6th, 2024 at 7:00 p.m. – Steele County Boardroom

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Approve Minutes: (July 1, 2024)
5. Review Building Permits
6. County Board Action
 - Review of CUP 251 (Routh Pit)
 - Renew of IUP 2010-01 (Arndt – Zuphal Pit)
 - Rezone #85 (Wilkie – Hope Property)
7. Public Hearing: CUP #439 (Steele-Waseca -Substation)
8. Adjourn

Please Note, this meeting has been moved to Tuesday, August 6th.



STEELE COUNTY PLANNING COMMISSION MINUTES

Steele County Administration Center – 630 Florence - Owatonna, MN 55060

*Steele County's Mission:
Driven to deliver quality services in a respectful and fiscally responsible way.*

Monday, July 1st, 2024, at 7:00 p.m. – Steele County Boardroom

Call to Order:

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

Agenda:

Motion by Lammers, second by Queen to approve the agenda with the addition of the review of May and June Building permits. Motion passed unanimously.

Minutes:

Motion by Dinse second by Pool to approve the May 6th, 2024, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for May and June were reviewed.

County Board Action

Oolman reported the County Board approved CUP #437 (Oeltjenbruns-Solar Sales and Equipment Repair), CUP #438 (Terpstra- Marine and Powersport Repair), Renewal of CUP #214 (Medford Sand & Gravel North Pit) and IUP 2024-01 (EESolar33-Busho Site) as recommended by the planning commission.

Rezone #85 (Wilkie- Hope Property)

This request is from Randall Wilkie to rezone the following property from General Business to Residential. Lot 9 and the North 69 feet of Lot 11 in the NW ¼, of the NE ¼, Section 30, Somerset Township. The property address is 9087 37th Ave. SW.

The public hearing was opened.

Dale Wilker, neighboring property owner did not oppose the rezoning request but did have a question on the legal description.

Oolman explained he used the legal description of the property that was recorded.

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

Motion by Lammers, second by Ingvalson to recommend approval of Rezone request #85 for Randall Wilkie. Motion passed unanimously.

CUP #251 (Routh Pit)

This request is from Jesse Routh to renew CUP #251 allowing JK Routh Contracting to mine sand and gravel and stockpile and process recyclable aggregate material in the NW ¼ of the NW ¼, Section 13, Berlin Township.

The public hearing was opened.

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

Motion by Queen, second by Dinse to recommend approval of CUP #251 with the following conditions: (~~Strikethrough~~ is deleted, underlined is added.)

1. Mining is limited to a bottom depth of 1154 feet. (approximately 40 feet deep)
2. All accesses shall be gated. Truck traffic shall be restricted to the north access and a stop sign shall be placed on the access road as it enters onto County Road 14.
3. Signs warning of trucks hauling shall be placed when and as required by Steele County Highway Department.
4. Hours of operation shall be between 6:00 a.m. and 7:00 p.m. Monday thru Saturday.
5. The applicant shall be responsible to maintain dust control on the access road, and in the pit.
6. A setback of 75 feet shall be maintained on the north property line. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant.
7. A twenty feet buffer of undisturbed soil shall be maintained along JD #2 Right-of- Way. Any erosion should be corrected immediately.
8. A twenty feet buffer of undisturbed soil and the existing berm shall be maintained along the County Highway ROW.
9. Stockpiles of aggregate material and equipment shall not be located in a manner that may impede water flow during a flood event.
10. No hazardous material may be stored in the floodplain areas.
11. To prevent erosion and minimize visual impacts, interim closure (e.g., stabilized slopes and vegetation) shall occur on excavation exposures and soil storage areas inactive for greater than 18 months.
12. Final reclamation shall be completed in phases that have been inactive for greater than five years. Final reclamation shall include grading slopes to a 4:1 slope or greater, replacing topsoil, and vegetating exposed areas not used for cropland or reclaimed to open water.
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 January 1st, ~~2018~~ 2028 or this permit becomes invalid.
15. This permit remains valid during times when the owner/operator is current on all tax obligations owed to Steele County. If notified by the Auditor of a delinquency, the owner/operator is required to pay the tax or file an appropriate challenge within 30 days, or the permit is null and void.

Motion passed unanimously.

IUP #2010-01 (Arndt- Zuphal Pit))

This request is from Dave Arndt to renew IUP #2010-01 allowing the mining of sand and gravel and the stockpiling and processing of recyclable aggregate material on property located in the NE ¼, of the SE ¼, Section 3, Havana Township.

The public hearing was opened.

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

Motion by Dinse, second by Pool to recommend approval of IUP #2010-01 with the following conditions: (~~Strikethrough~~ is deleted, underlined is added.)

1. All mining and stockpiling activities are limited to the areas identified in the application and marked onsite.
2. Mining is limited to a bottom elevation of 1210 feet. (Approximately 10 to 40 feet deep)
3. Before trucking of material to or from the pit can commence a signed agreement between Havana Township and Dave Arndt shall be submitted to the county regarding the maintenance of NE 72nd Ave. This agreement shall be reviewed after one year and shall include:
 - An agreed-to maintenance schedule.
 - Type or standard of aggregate to be used in the maintenance of NE 72nd Ave. if aggregate is needed.
 - Location and width of any agreed-to vehicle passing turn-out areas.
4. Before trucking of material to or from the pit can commence, NE 72nd Ave. shall be widened at the intersection of County Road 135 to meet the standards of the Steele County Highway Department. A permit to work in the road right-of-way shall be obtained from the Highway department and all requirements of the permit followed.
5. The access road onto NE 72nd Ave. shall be gated with the gate installed so that it does not swing into the road right-of-way.
6. When more than 5 trucks per day enter the pit, signage warning of truck traffic shall be located along County Road #135. The size and placement of these signs shall be at the direction of the Steele County Highway Department.
7. Dust control shall be maintained in the pit and especially on NE 72nd Ave. at all times so that dust from the operation or truck traffic does not negatively affect nearby residences or traffic on County Road #135.
8. Trucks shall not track material from the pit onto public roads.
9. Hours of operation shall be between 6:00 AM and 7:00 PM. Monday thru Saturday.
10. Trucks hauling material to and from this site shall not use 'Jake brakes.'
11. The four rows of evergreens on the western edge of the property shall be maintained. If any additional trees die, they shall be replaced. Trees may be moved from the north end as long as screening is maintained between the neighboring residence and the mining or processing.
12. A berm shall be constructed along the southern portion of any excavation to control erosion before it reaches the wetland. The berm shall not be located in the wetland and shall be seeded down to prevent it from eroding.
13. A 30-foot 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.
14. 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.
15. 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.

16. 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.
17. 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.
18. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the county for reference and monitoring of the site activities.
19. Applicant is responsible to initiate renewal proceeding on or before June 1, ~~2024~~ 2027 or this permit becomes invalid.
20. Trucks shall be prohibited from stacking or stopping on County Road 135 while waiting to enter NE 72nd Ave.
21. A limit of two turnouts shall be installed on the township road in spots recommended by Havana Township.
22. The permittee shall furnish bond, escrow, or other financial surety as approved by the county, for potential site restoration. The bond or other financial surety shall be in an amount of \$5,000 per acre for ~~5.25~~ 3.5 acres for a total amount of ~~\$26,250~~ \$17,500 and remain in place for 3 years from the date this permit is issued or until the total site is reclaimed and the reclamation is approved by Steele County.

Motion passed unanimously.

Adjournment:

Motion by Dinse, second by Pool to adjourn at 7:25pm.

Staff Report
for
Conditional Use Permit Application #439
Steele-Waseca - Substation

Applicant:

Steele-Waseca Cooperative

Property Owner(s):

Anthony & Kathaleen Durand

Property Address:

1748 69th St. NW
Medford, MN 55049

Project Legal Description:

South Half of Lot 10 and all of Lots 11 to 19, inclusive, all in Block 21, Original Town in the Township of Medford; and all of Blocks 26 and 32 and the east 3 feet of Block 25 and 31, all in Original Town in the Township of Medford;

Excepting the following;

Commencing at iron monument at intersection of Wauhokee and Dakota Street centerlines, Village of Medford, Minnesota; and running thence S 89°55' E 260 feet along Dakota Street centerline; thence S 33°54' W 391.13 feet intersecting north line of Block 26 of said Village at a point 210.46 feet east of the northwest corner thereof and intersection south line of said Block 26 at a point 57.15 feet east of the southwest corner thereof, to a point on the north line of Block 32 of said Village 18 feet east of northwest corner thereof; thence S 1°5' west parallel with west line of said Block 32 265.06 feet to south line of NW 1/4 of Section 9, Township 108, Range 20; thence N 90° W 81 feet along south line of said NW 1/4; thence N 1°5' E along a line 3 feet west and parallel with east line of Blocks 31 and 25 of said Village 590.26 feet to Dakota Street centerline; thence S 89°55' E 33 feet to beginning; part of Blocks 25, 26, 31, and 32 of said Village being included in above described tract of land; said bearings based on the south line of NW1/4 of said Section 9 being N 90° E. Subject to public streets of record.

Zoning District:

Interim Agricultural

Project Description:

Steele-Waseca has purchased this property on which they wish to construct an electric substation. The project would also include the installation of an overhead power line between the substation and the existing transmission line west of the site along the rail road.

Reason for Conditional Use Permit Application:

Section 1509 of the Steele County Zoning Ordinance list the procedure for Essential Services.

General Criteria for Issuing a Conditional Use Permit:

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

The electrical substation is to improve the electrical system on nearby transmission lines for the benefit of Steele-Waseca Customers.

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

The site is surrounded by a mixture of agricultural land to the east. Industrial, commercial, and agricultural used land to the west, and residential used land across the road to the south. The proposed use should not have any effect on the agricultural land and uses. The nearest neighboring residents are located 250 feet or greater across the road to the south. I could find no correlation between home values and electrical substations located at this distance.

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

The project will be electrical substation equipment inside of a fenced in yard. The proposed size of the yard would be approximately 160 feet by 190 feet. The site will be graded and existing trees on the site will be removed and as part of the development. The applicant has not proposed lighting but lighting and unsightly storage of materials could be of an annoyance to neighboring residential properties. The planning commission could consider conditions that minimize these issues.

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

The site is currently a wooded building site that contains a house and garage. These structures would be removed along with some clearing of the trees on the site.

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

The property is zoned as interim agricultural. Section 1509 of the zoning ordinance list the process to locate essential services.

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

Traffic will be considerable during construction but limited after the substation is operational. The applicant has indicated the substation will be located far enough off of the road to allow for trucks and equipment to drive into the site and not have to back out onto the road.

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 business are located to the west include Straight River Cable and Ace Industrial Services. These businesses should not be effected by this proposed substation.

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

- Utilities: The project will benefit the electrical utility.
- Access: The access is not proposing to change.
- Drainage: Drainage from the site appears to flow to the east and north.

Staff Comments:

If the Planning Commission recommends approval of this application, they may wish to consider the following conditions:

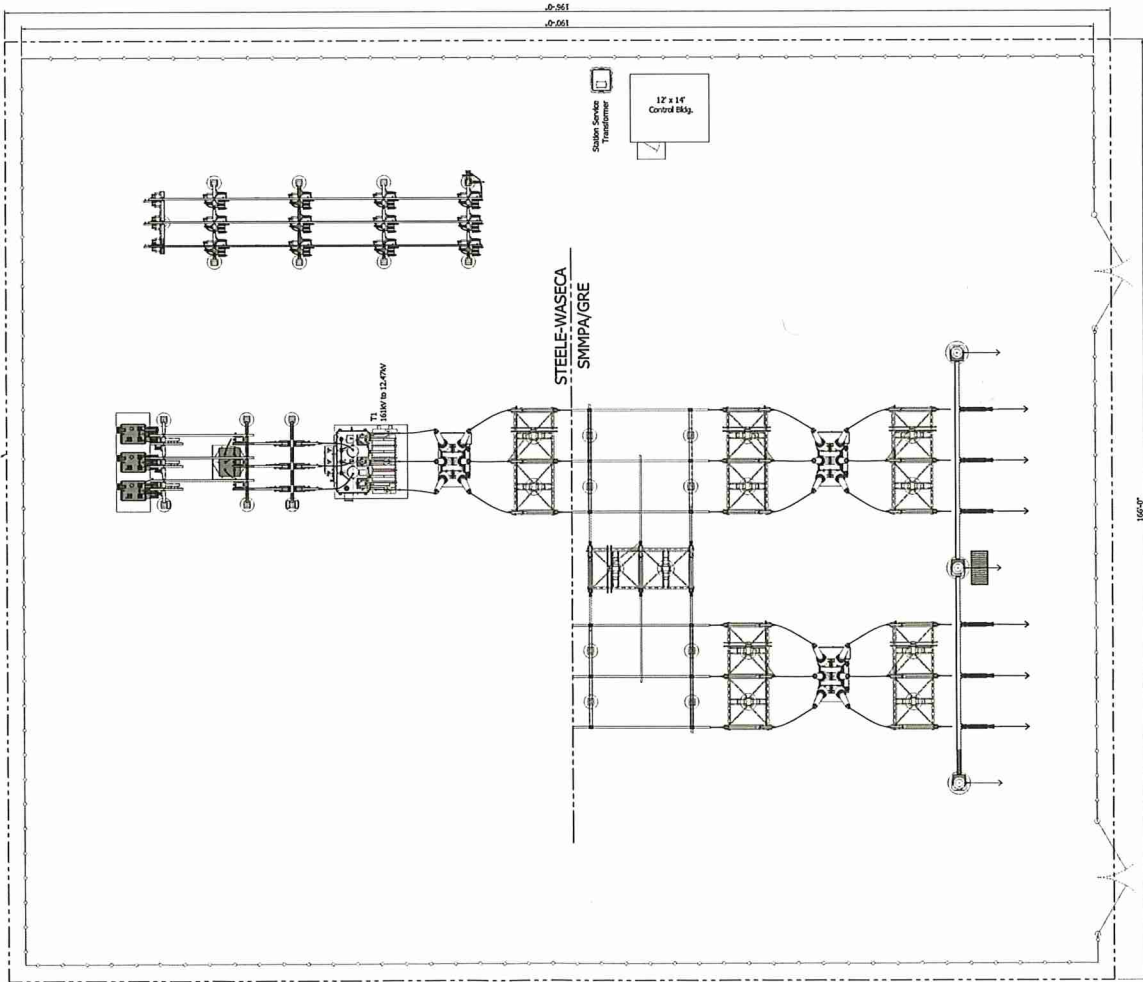
1. No outside storage of equipment or materials unless screened from neighboring residential uses.
2. Lighting shall be directed so that it does not shine directly onto public roads or neighboring residential property.
3. Operator will provide a lot area large enough for vehicles to turn around within the site. At no time shall vehicles be allowed to park or unload on the road, back up from the road into the site, or back from the site onto the road.



Steele Waseca Substation

June 28, 2024

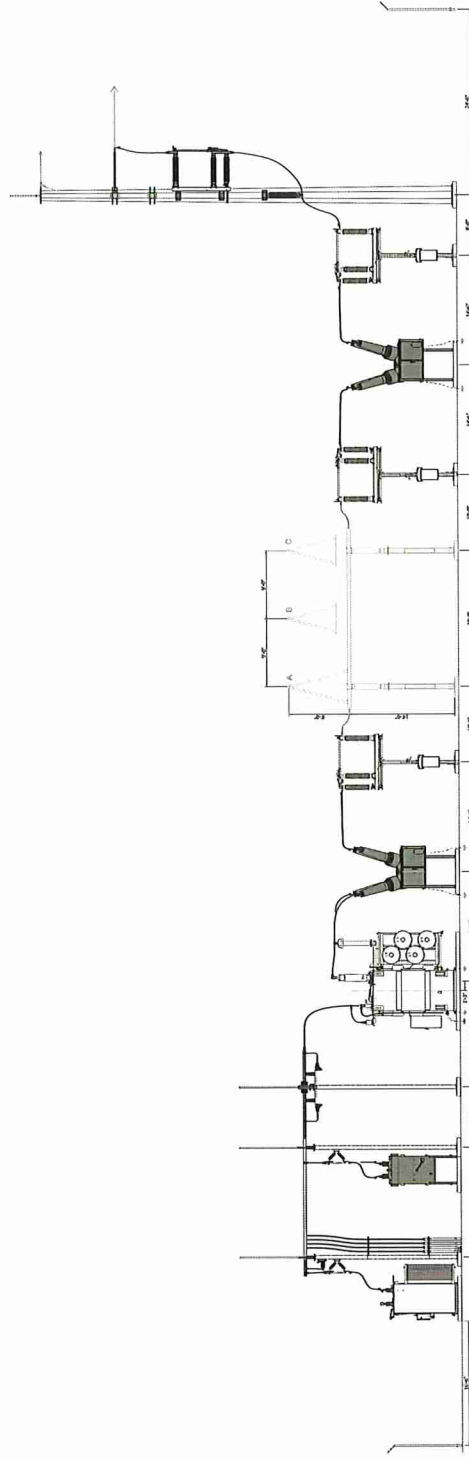
Disclaimer: Steele County, MN makes no representations or warranties, express or implied, with respect to the use of the data provided for the purposes of this map. The data is provided "AS IS" WITH NO GUARANTEE OR REPRESENTATION OF ACCURACY, COMPLETENESS, MERCHANTABILITY, RELIABILITY, OR FITNESS OF THE DATA FOR ANY PARTICULAR PURPOSE. Steele County, MN is not responsible for any errors, omissions, or other party claims resulting in the use of this data, even if such errors, omissions, or other party claims result in such personal loss or damage. This data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.



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- Notes:
1. See SSC Overall Site Grading Plan drawing C4-10 for location of the substation on the site and for site grading.
 2. See Foundation Plan drawing D3-01 and the general arrangement drawings D4-01 thru D5-12 for dimensions between structures, equipment, etc.

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PRELIMINARY
NOT FOR
CONSTRUCTION

Power System Engineering, Inc. 1532 W. Broadway, Suite 110 Portland, OR 97201 Tel: 503.227.1313 Fax: 503.227.1314 www.pse-engineering.com		Profile A-A Medford Substation Steele-Wasco Cooperative Electric		Project No. MN052313 Date: 06/07/2024	
Drawn: H. NELSON Date: 05/21/2024		Check: H. NELSON Date: 05/21/2024		Scale: 1/8" = 1'-0" Title: MED_06-07	
Description: MEDFORD SUBSTATION		Revision: 01		Date: 06/07/2024	
Drawn: H. NELSON Date: 05/21/2024		Check: H. NELSON Date: 05/21/2024		Scale: 1/8" = 1'-0" Title: MED_06-07	
Description: MEDFORD SUBSTATION		Revision: 01		Date: 06/07/2024	