



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, December, 1st, 2025 at 7:00 p.m. – Steele County Boardroom

Call to Order:

The meeting was called to order by Chair Lammers at 7:00 pm. Present were Smith, Lammers, Gillis, Spatenka, Queen, Cole, Pool, Commissioner Brady, and staff member Brooks.

Agenda:

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

Minutes:

Motion by Smith, second by Pool to approve the September 8th, 2025, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for September, October & November were reviewed.

CUP # 347 Milestone Materials (Engelsted Pit)

This request: Milestone Materials to renew Conditional Use Permit #347 allowing the mining of sand and gravel on property located in the S ½ of the SW ¼ and the SW ¼ of the SE ¼, Section 36, Meriden Township. The property is owned by Mathy Construction.

Questions and comments of the commission.

Spatenka- Will you be putting an asphalt plant in?

Wayne from Milestone- No

The public hearing was opened.

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

Discussion by the planning commission.

Motion by Spatenka, second by Queen to recommend approval of CUP #See above with the following 20 conditions: (underlined is added, ~~striketrough~~ is deleted)

1. Mining is not to commence on Phase 2 until reclamation is substantially completed on Phase
2. Mining is limited to a bottom depth of 1130 feet. (Approximately 30 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. Trucks shall not track material from the pit onto the public road.
5. A stop sign shall be placed on the access road as it enters onto the public road.

6. Before mining can commence, signage warning of truck traffic shall be located along Lemond Road. The size and placement of these signs shall be at the direction of the Steele County Highway Department.
7. Hours of operation shall be between 6:00 AM and 7:00 PM. Monday thru Saturday.
8. Trucks hauling material to and from this site shall not use "jake brakes"
9. Operator is responsible to maintain dust control in the pit, on the access road, and on the public roads during hauling operations.
10. A 30 feet unexcavated buffer shall remain adjacent to all property lines. Original soil (overburden) shall not be removed in a manner that creates a slope greater than 1 ½ feet horizontal to 1 foot vertical. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant.
11. Excavation shall be setback 100 feet from the center of the road. A berm with shall be constructed along SW 48th St. and vegetated to prevent erosion.
12. Adequate topsoil shall remain on site to be used during reclamation of the mine.
13. The applicant shall follow their submitted reclamation plan. 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 flatter, replacing topsoil, and vegetating exposed areas not used for cropland or reclaimed to open water.
14. Storage pile of recyclable aggregate materials shall not exceed 30,000 cubic yards.
15. Before mining can commence the permit holder shall contact the Steele County Ditch inspector and locate the county tile. All excavation and fill material shall be setback a minimum of 100 feet from the centerline of this tile.
16. Before mining can commence, the permit holder shall delineate any wetlands located on the property. No excavation or filling can occur within these areas unless the wetlands are mitigated or exempted according to the MN Wetland Conservation Act rules.
17. If the operator dewater the pit or discharges water from the pit this permit will need to be amended.
18. 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.
19. 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.
20. Applicant is responsible to initiate renewal proceeding on or before January 1, ~~2026~~ 2031 or this permit becomes invalid.

Motion passes

CUP # 194 Milestone Materials (Lemond Quarry)

This request: Milestone Materials renew Conditional Use Permit #194 allowing the mining of sand and gravel and the quarrying of rock on several parcels located in the S ½ of the SW¼ of Section 1, the SE ¼ of the SE ¼, Section 2, the NE ¼ of the NE ¼, Section 11, and the NW ¼ of the NW ¼, Section 12 of Lemond Township. The property address is 5145 51st St. SW. and is owned by Mathy Construction.

Questions and comments of the commission.

Spatenka- Did you combine all of the parcels?

Wayne From Milestone- No they are all still separate.

The public hearing was opened.

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

Discussion by the planning commission.

Motion by Queen, second by Pool to recommend approval of CUP #See above with the following 16 conditions: (underlined is added, ~~strike through~~ is deleted)

1. Mining and quarrying is limited to a bottom elevation of 1075 (NAD 27)
2. Signage warning of truck traffic and other traffic warning devices shall be posted as directed by the Steele County Highway Engineer.
3. Hours of operation shall be between 6:00 AM and 7:00 PM. Monday thru Saturday.
4. All accesses to the site shall be gated.
5. The operator shall control dust in the mine, on the access road, and on SW 51st St. if necessary.
6. Blasting shall be done according to standard established by the U.S. Bureau of Mines, the U.S. Office of Surface of Mining, and MSHA.
7. The applicant shall follow the requirements of their DNR Water Appropriations permit #94-5056 including the requirements of the monitoring plan.
8. Stockpiles and berms shall not encroach on neighboring properties or road right-of-ways. All berms and stockpiles inactive for greater than 18 months shall be vegetated to reduce erosion.
9. Setback from property lines shall be 30 feet of undisturbed soil. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant.
10. The applicant shall follow their approved closure plan including back filling perimeter slopes to a maximum slope of 4:1, replacing a minimum of 6 inches of topsoil, and stabilizing with vegetation. Slopes to waterlines will be a maximum slope of 10:1 for a minimum width of ten feet above and below the water line to provide a safety bench at the waterline.
11. Operator 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 Lemond Township Ordinances and permits.
12. The applicant is responsible to initiate renewal proceedings on or before January 1, ~~2026~~ 2031 or this permit becomes invalid.
13. The operator shall pay a user fee for industrial discharge into County Ditch #5 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.
14. Signage prohibiting the use of jake brakes on trucks shall be installed by the operator at the exit of the quarry.
15. 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.
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 passes

IUP 2025-03 (Crane Creek- Asphalt)

This request: Crane Creek Asphalt a permit to operate a Hot Mix Asphalt Plant on property located in the W 1/2 of the SW 1/4 of the SW 1/4, Section 1 Lemond Township. The property address is 5145 51st. SW. and is owned by Mathy Construction.

Questions and comments of the commission.

Lammers-The last time it was used was 2021, do you plan on using it now?

Wayne From Milestone- Yes we are going to exercise the plant for future projects.

The public hearing was opened.

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

Discussion by the planning commission.

Motion by Spatenka, second by Gillis to recommend approval of IUP (above item) with the following 4 conditions: (underlined is added, ~~strikethrough~~ is deleted)

1. Plant operation hours shall allow plant warm-up to begin after 5:30 am and production and trucking of material can occur from 6:00 am to 7:00 pm.
2. All other non-hour related conditions of CUP #194 shall be adhered.
3. Truck traffic shall only enter and exit from the northwest on SW 51st St.
4. This permit expires on January 1, 2031.

Motion passes

Plat Cook Addition

This request: Brian Cook is seeking preliminary and final plat approval of the Cook Addition. The site is located in the NW 1/4 of the NW 1/4, of Section 21, in Clinton Falls Township.

Questions and comments of the commission.

Spatenka- Where is the house going to go on the property?

Brian Cook- Next to the pond.

The public hearing was opened.

Cook- Commented that he was working with the Steele County Highway Department to widen the driveway.

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

Discussion by the planning commission.

There was a discussion on the driveway concerning an easement.

Motion by Queen, second by Spatenka to recommend approval of the preliminary plat and filial plat of the Cook Addition.
With no conditions.

Motion passes

Adjournment:

Motion by Pool, second by Smith to adjourn at 7:30 pm. Motion passed.

DRAFT