

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

Monday, April 7th, 2025 at 7:00 p.m. – Steele County Boardroom

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Approve Minutes: (February 3rd, 2025)
5. Review Building Permits
6. Public Hearing: CUP 441 (Richland Grain LLC – IBP Storage)
7. Public Hearing: Renew CUP 299 (Dietz – Gravel Pit)
8. Public Hearing: Renew IUP 2015-02 (Hafstad – Gravel Pit)
9. Public Hearing: Renew IUP 2010-02 (Shultz – Gravel Pit)
10. Adjourn



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, February 3rd, 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, Commissioner Brady and staff member Oolman.

Agenda:

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

2025 Organization:

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

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

Minutes:

Motion by Smith, second by Spatenka to approve the November 4th, 2024, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for December, January were reviewed.

IUP 2021-057 (JJD- Bauer Pit)

This request is from JJD Companies LLC to amend IUP 2021-05 which allows the mining of sand and gravel on property located in the NE ¼, NW ¼, SE ¼, Section 29, Somerset Township and owned by Jeremy Bauer. If approved, this amendment would allow excavation as close as 20 feet to the property lines. The property address is 2483 93rd Street SW.

Questions and comments of the commission.

Lammers & Spatenka- Explained that they both were out to look at the pit and it looked good.

The public hearing was opened.

Brian Cook from JJD Companies- Explained why they need the 20-foot set back. He stated that they were going to add vegetation to prevent run off and erosion.

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

Motion by Queen, second by Spatenka to recommend approval of the renewal of IUP 2021-05 (JJD-Bauer Pit) with the following 19 conditions: (underlined is added, ~~strike through~~ is deleted)

1. Mining and processing are limited to the areas identified in the application.
2. Mining is limited to a bottom elevation of 1156 feet. (approximately 20 feet deep)
3. Before excavation can begin, the permittee or operator shall furnish bond or other financial surety as approved by the county, for potential haul road repair and for site restoration. The bond or other financial surety shall be in an amount of \$5,000 per permitted acre for a total amount of \$15,000 and remain in place for the length of the permit or until reclamation has been approved by Steele County.
4. Before excavation can begin the permittee shall obtain an access permit from the Steele County Highway Department and comply with all conditions of that permit. This access shall be removed when mining is complete or at the expiration of this permit.
5. The excavation of material shall be setback a minimum of ~~30~~ 20 feet from all property lines and road right of way. Any erosion within this setback shall be immediately corrected by the permittee. Overburden may be stored within the setback area but cannot be done in a manner that causes water runoff or siltation onto neighboring property, impedes the natural overland flow of water, or backs water up onto neighboring properties.
6. Equipment shall only be operated between the hours of 6:00 AM and 7:00 PM. Monday thru Saturday.
7. The access shall be gated to deter unauthorized access.
8. Signage warning of truck traffic shall be located along County Road #4 if required by the County Highway Department. The size and placement of these signs shall be at the direction of Steele County Highway Department.
9. Trucks shall not track material from the pit onto the public road.
10. Trucks hauling material to and from this site shall not use "jake brakes."
11. Operator is responsible to maintain dust control in the pit and on the access road, so it does not negatively affect neighboring properties or highway traffic.
12. No hazardous material may be stored on the site.
13. Stockpiles of aggregate material shall not be placed in a manner that will impede water flow during a flood event.
14. Any pumping of water shall comply with DNR requirements. Water cannot be discharged directly or indirectly into Judicial Ditch #2 (Straight River)
15. The applicant shall follow their submitted reclamation plan. Final reclamation shall include grading slopes to a 4:1 slope or flatter and replacing topsoil on areas not developed into a pond.
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. This permit expires on June 1st, 2026. All reclamation shall be completed unless the permittee has initiated the renewal of this permit before this date.
19. ~~The 30 feet of setback shall be restored along the south and west property line before any additional material is mined or removed.~~ To prevent erosion, vegetation must be established on the excavated areas.

Motion passed unanimously.

IUP 2025-01 (Gaul 2nd - Home)

This request is from Sylvester Krell and Brenna Knish to place a 2nd dwelling on property owned by Marlene Gaul located in the N ½ of the SW ¼, Section 7, Havana Township. The property address is 3457 Rose Street.

Questions and comments of the commission.

Spatenka- Is the Septic a mound system?

Krell- Yes, it is a mound system.

Spatenka- Asked if it was possible to modify the existing mound system to accommodate the 2nd dwelling?

Oolman- Yes it may be possible. A septic designer would have to figure out the best solution.

The public hearing was opened.

Breanna Knish explained the need for the 2nd home. They want to be close to Sylvester grandma, Marlene. Marlene has a friend and a special needs woman who Brenna assists with caring for that also stay there. The house is heated with wood which also requires hands on attention.

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

Discussion by the planning commission.

The Planning Commission discussed if this type of permit was ever approved in the county before. Barty commented on a site that was approved by his house. Oolman also gave an example of a building site south of town.

Motion by Spatenka, second by Gillis to recommend approval of the approval of IUP 2025-01 (Gaul- 2nd Dwelling) With the following 7 conditions:

1. Both homes must be occupied by family members.
2. The manufactured home must be removed when Marlene Gaul no longer occupies the existing dwelling.
3. The property cannot be subdivided so the homes are on different parcels.
4. The manufactured home must be connected to a septic system compliant with the State of Minnesota Rules and Steele County Septic Ordinances.
5. The manufactured home must obtain a building permit and meets the requirements of the State Building Code.
6. The occupants must utilize the existing primary drive as the access to the manufactured home.
7. By placing a manufactured home onsite, the occupants acknowledge the presence of a registered feedlot currently located less than the required setback from this home and accept that they may be subject to inconvenience or discomfort arising from the normal operation of that feedlot including noise, odors and dust.

Motion passed unanimously.

Extension of IUP 2024-01 (Buscho 4MW Solar)

This request is from Enterprise Energy for an extension to IUP 2024-01 permitting the construction of a 4 MW solar energy system in Section 31 of Clinton Falls Township. Steele County ordinances

states that IUP's are valid for a period of (1) year and if not used during that period become invalid. The ordinance also allows the county to grant one six-month extension to that time frame.

Motion by Queen, second by Cole to recommend approval of the extension of IUP 2024-01

2025 Meeting Dates:

Motion by Spatenka, second by Gillis to approve the 2025 Planning Commission meeting schedule.

Motion passed unanimously.

Adjournment:

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

DRAFT

Commissioner's Report

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Commissioner's Report

This Page:		Total Permits		18				
Full:		February						
Permit	Permit Number	Name	Parcel Number	Building Type	Township	County Classification	Valuation	Date
Residential Construction Application	SCR-25.002	RANK/RABECCA A	05-019-2301	Pole Shed	Somerset TWP	Garage/Storage	\$85,000.00	2/3/2025
Mechanical Application	SCR-25.015	ROWE/JAMES E & SONDRAY KAY	12-030-1402	Replacement	Clinton Falls TWP	Misc (Decks, Fences, Pools, etc)	\$7,100.00	2/4/2025
Residential Exterior Maintenance Application	MDR-25.005	RUIZ/STEPHANIE JIMENEZ	16-008-2004	Doors, Re-Siding, Windows	City of Medford	Building Maintenance	\$25,000.00	2/7/2025
Plumbing Application	BPR-25.006	SAUTER/JIMMIE HARRISON/&	14-025-3007	Replacement	City of Blooming Prairie	Remodeling	\$1,285.00	2/10/2025
Plumbing Application	MDR-25.004	LAGESON/JERRY MARTIN/&	16-104-0101	Replacement	City of Medford	Misc (Decks, Fences, Pools, etc)	\$1,000.00	2/10/2025
Residential Construction Application	SCR-25.014	WESTERGAARD/MICHAEL P/&	11-018-2201	[2nd Floor Remodel]	Medford TWP	Remodeling	\$33,000.00	2/10/2025
Residential Construction Application	BPR-25.005	SAUTER/JIMMIE HARRISON/&	14-025-3007	Bathroom Remodel	City of Blooming Prairie	Remodeling	\$12,536.00	2/10/2025
Residential Construction Application	EDR-25.003	ZIMPRICH/NICKOLAS A &	15-114-0406	Deck	City of Ellendale	Misc (Decks, Fences, Pools, etc)	\$5,000.00	2/12/2025
Plumbing Application	MDR-25.006	RUIZ/STEPHANIE JIMENEZ	16-008-2004	Alternate / Remodel / Repair	City of Medford	Misc (Decks, Fences, Pools, etc)	\$2,200.00	2/13/2025
Plumbing Application	BPR-25.001	FIRST BAPTIST CHURCH	14-100-1011	Alternate / Remodel / Repair	City of Blooming Prairie	Commercial/Ind	\$10,000.00	2/13/2025
Mechanical Application	SCR-25.018	HILL/JAMES & BROOKE	01-024-2405	Replacement	Blooming Prairie TWP	Misc (Decks, Fences, Pools, etc)	\$3,800.00	2/14/2025
Mechanical Application	EDR-25.004	BANTON/JESSE	14-101-0113	Replacement	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$10,299.00	2/18/2025
Mechanical Application	BPR-25.007	KUBICEK/MICHAEL R & DIANA M	14-108-0106	Replacement	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$11,436.00	2/18/2025
Commercial Construction Application	SCB-25.004	KRAUSE/LOREN R	07-019-4000	Other	Havana TWP	Commercial/Ind	\$15,000.00	2/20/2025
Plumbing Application	SCR-25.019	STORM/SCOT & DIANE	07-009-2101	Alternate / Remodel / Repair	Havana TWP	Remodeling	\$2,500.00	2/20/2025
Residential Exterior Maintenance Application	SCR-25.023	EBELING/TERRY L & TAMARA A	08-035-1100	Windows	Owatonna TWP	Building Maintenance	\$6,000.00	2/25/2025
Mechanical Application	BPR-25.008	LEE/NELS & YVONNE	14-123-0210	Replacement	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$5,500.00	2/27/2025
Residential Construction Application	SCR-25.021	AHRENS/RANDY L & BECKY A	07-029-4301	Pole Shed	Havana TWP	Garage/Storage	\$65,000.00	2/28/2025

Valuation

Blooming Prairie TWP	1	\$	3,800.00
Summit TWP		\$	-
Berlin TWP		\$	-
Aurora TWP		\$	-
Somerset TWP	1	\$	85,000.00
Lemond TWP		\$	-
Havana TWP	3	\$	82,500.00
Owatonna TWP	1	\$	6,000.00
Meriden TWP		\$	-
Merton TWP		\$	-
Medford TWP	1	\$	33,000.00
Clinton Falls TWP	1	\$	7,100.00
Deerfield TWP		\$	-
City of Blooming Prairie	6	\$	51,056.00
City of Ellendale	1	\$	5,000.00
City of Medford	3	\$	28,200.00
Total	18	\$	301,656.00

Commissioner's Report

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This Page:	\$842,583.00	Total Permits	25
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Full: March

Permit	Permit Number	Name	Parcel Number	Building Type	Township	County Classification	Valuation	Date
Residential Construction Application	SCR-25.025	HARTWIG/JANET K	03-100-0116	Fence / Retaining Wall (over 8 ft)	Berlin TWP	Misc (Decks, Fences, Pools, etc)	\$12,100.00	3/3/2025
Residential Exterior Maintenance Application	MDR-25.007	SORENSEN/MICHAEL D&	16-100-2906	Roofing	City of Medford	Building Maintenance	\$8,000.00	3/3/2025
Plumbing Application	SCR-25.026	WESTERGAARD/MICHAEL P&	11-018-2201	Replacement	Medford TWP	Remodeling	\$5,600.00	3/4/2025
Residential Construction Application	SCR-24.198	SPATENKA/GARY W	06-001-3401	Deck	Lemond TWP	Misc (Decks, Fences, Pools, etc)	\$4,000.00	3/4/2025
Residential Exterior Maintenance Application	BPR-25.010	BLUME/TERESA	14-111-0106	Re-Siding	City of Blooming Prairie	Building Maintenance	\$16,500.00	3/4/2025
Residential Exterior Maintenance Application	SCR-25.029	KAISER/SANDRA L & DAVID J	10-028-4101	Windows	Merton TWP	Building Maintenance	\$5,200.00	3/4/2025
Residential Exterior Maintenance Application	SCR-25.028	MCSHANE/RICHARD J	09-018-3204	Windows	Meriden TWP	Building Maintenance	\$9,500.00	3/4/2025
Residential Construction Application	BPR-25.009	MILLER/DAVID J & LORI A	14-110-0109	Bathroom Remodel	City of Blooming Prairie	Remodeling	\$25,000.00	3/5/2025
Commercial Construction Application	SCB-25.003	TOERING/KATHLEEN ANN/&	08-121-0101	Remodel / Finish	Owatonna TWP	Commercial/Ind	\$46,098.00	3/7/2025
Mechanical Application	BPR-25.012	MILLER/DAVID J & LORI A	14-110-0109	Alteration / Remodel / Repair	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$1,000.00	3/7/2025
Plumbing Application	BPR-25.013	MILLER/DAVID J & LORI A	14-110-0109	Alternate / Remodel / Repair	City of Blooming Prairie	Remodeling	\$8,000.00	3/7/2025
Residential Construction Application	SCR-25.024	BISHMAN/DELORES G & DALE L	09-002-1000	House Remodel	Meriden TWP	Remodeling	\$244,000.00	3/7/2025
Commercial Construction Application	EDB-25.003	VIBRANT LIFE ASSEMBLY OF GOD	15-025-4324	Other	City of Ellendale	Commercial/Ind	\$40,000.00	3/10/2025
Commercial Construction Application	SCB-25.005	KRELL/LLOYD J/FARMS	01-011-2000	Other	Blooming Prairie TWP	Commercial/Ind	\$50,000.00	3/11/2025
Agricultural Building Permit Application	AGR-25.001	RODNEY ANDERSON FARMS LLC	09-001-2400	New Building	Meriden TWP	Agricultural Bldg	\$260,000.00	3/12/2025
Residential Exterior Maintenance Application	SCR-25.030	SHANKLAND/R DEAN & JOANN L	07-005-2401	Windows	Havana TWP	Building Maintenance	\$4,300.00	3/12/2025
Residential Exterior Maintenance Application	BPR-25.014	SCHLUND/LISA M	14-105-0219	Roofing, Windows	City of Blooming Prairie	Building Maintenance	\$10,900.00	3/13/2025
Residential Exterior Maintenance Application	EDR-25.004	TURNING POINT REAL ESTATE LLC	15-102-0904	Roofing	City of Ellendale	Building Maintenance	\$15,000.00	3/13/2025
Residential Exterior Maintenance Application	SCR-25.033	SPINDLER/PAM	10-020-4302	Re-Siding, Windows	Merton TWP	Building Maintenance	\$28,000.00	3/13/2025
New Single or Two Family Dwelling Application	SCR-25.031	LAZY U COMMUNITY LLC	11-007-3301	Manufactured Home	Medford TWP	Manufactured Home	\$10,000.00	3/15/2025
Plumbing Application	SCR-25.035	SPURGEON/ERIC J & RACHEL R	05-030-1404	Alternate / Remodel / Repair	Somerset TWP	Misc (Decks, Fences, Pools, etc)	\$3,885.00	3/17/2025

[illegible]

Valuation

Blooming Prairie TWP	1	\$	50,000.00
Summit TWP		\$	-
Berlin TWP	1	\$	12,100.00
Aurora TWP		\$	-
Somerset TWP	1	\$	3,885.00
Lemond TWP	1	\$	4,000.00
Havana TWP	1	\$	4,300.00
Owatonna TWP	1	\$	46,098.00
Meriden TWP	4	\$	514,500.00
Merton TWP	3	\$	37,700.00
Medford TWP	2	\$	15,600.00
Clinton Falls TWP	2	\$	30,000.00
Deerfield TWP		\$	-
City of Blooming Prairie	5	\$	61,400.00
City of Ellendale	2	\$	55,000.00
City of Medford	1	\$	8,000.00
Total	25	\$	842,583.00

Staff Report
for
Conditional Use Permit Application #441
Richland Grain LLC IBP Storage

I. Applicant:

Matt Holland

II. Property Owner(s):

Richland Grain LLC

III. Property Address:

6821 W Hwy 30

IV. Project Legal Description:

The West 1/3 of the Southwest Quarter of Section 20, Township 108 North, Range 20 West, Steele County Minnesota, lying Northwesterly of Crane Creek,

EXCEPT: Beginning at the Northwest corner of said Southwest Quarter; thence N 89°42'23" E, assumed bearing, 14.00 feet along the North line of said Southwest Quarter; thence S 0°38'02" E 305.48 feet along a line parallel with the West line of said Southwest Quarter; thence S 88°37'50" W 14.00 feet to the West line of said Southwest Quarter; thence N 0°38'02" W 305.75 feet to beginning.

V. Project Description:

Matt Holland with Richland Grain LLC requests to use a silage bunker, (2) manure pits, and a slurry store, currently located on the property, for temporary storage of the following industrial by-products (IBP): sweet corn silage and sweetcorn leachate. Up to 5,000 dry tons of silage may be stored in the silage bunker seasonally. Silage is expected to be onsite temporarily before being transferred to Hometown BioEnergy in Le Sueur, MN. Some of the silage may also be land applied or fed to beef cattle in the adjacent feedlot. Silage leachate and stormwater runoff will be collected and stored in a 550,000-gallon storage tank (slurry store).

This facility has a current feedlot registration 147-92029. Runoff from the feedlot is also collected and diverted to the slurry store. The leachate/stormwater runoff may be land applied or transferred to Hometown Bio Energy.

VI. Reason for Conditional Use Permit Application:

Section 704.1 of the Steele County Ordinance allows agricultural related businesses as a conditional use in the agricultural district.

VII. General Criteria for Issuing Conditional Use Permit:

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

The proposal will not affect parks or schools. Primary public facilities used by this proposal will be County Road 9. County Road 9 is a 9 ton per axel weight limit paved road and is adequate to handle any expected traffic.

2) The use is compatible, separated, or screening from adjacent agricultural or residential land:

The property is surrounded by agricultural land and several rural residents that are located predominantly along county road 9. The nearest residences to this property are approximately 270 feet north, 310 feet west, and 730 feet northeast of the proposed site. To the east, Crane Creek is approximately 350 feet from the proposed storage site, and Revol Greens is approximately 1580 feet to the east of the site. The site is located within the 100-year flood plain. The greatest potential to affect the neighboring residential properties would be if odors, rodents, or noise became an issue.

The utilization of the existing infrastructure for Industrial By-Products (IBP) could have the potential to create odors, attract rodents from the silage and leachate that is stored there. The storage and land application of IBP requires the issuance of an MPCA permit which was issued January 1st, 2025. That permit determines if the slurry store can environmentally contain the IBP and if it can be land applied as a fertilizer product. A MPCA permit does require minimum separation distances from the storage area and residences, wells, and etcetera which should help with the potential odor reaching nearby residents. The MPCA permit also includes some language requiring the storage pit to not generate offensive odors and attract rodents but generally speaking this is not the emphasis of the permit. Steele County should consider conditions concerning odors and rodents if this permit is granted.

With one to two trucks coming and going a day, noise and lights shining into windows may also be an issue to neighboring residents. Steele County should also consider conditions concerning hours of operation if this permit granted.

Being located in the flood plain, another potential effect is runoff polluting the surface water. The MPCA permit has language concerning runoff from the storage area as well and Richfield Grain obtained a slurry tank certification from Anez Consulting. This certifies that the slurry tank can contain the leachate and if it fails, the land around is able to contain a spill. Planning and Zoning would like the silage bunker and manure pit walls certified as above the base flood elevation (BFE) to prevent silage leachate from polluting flood waters. A site inspection also revealed cracks in these walls and PVC holes. The cracks should be repaired and the PVC holes plugged.

We have sent additional questions to the Minnesota Pollution Control Agency (PCA) regarding various aspects of the property and permit. At the time of the board packet being sent, we have not yet received those answers.

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 existing site is a 18.16 acre rural agriculture site containing a registered feedlot. The site contains two livestock buildings, a silage bunker, two manure pits, a slurry store, and a storage shed.

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

The property is located in the Agricultural Zoning District. The applicant is applying under Section 704.1 of the Zoning Ordinance as an agricultural related business or 704.16 which allows other similar uses as determine by the planning Commission and the County Board. There is no definition for ag. related business in our ordinance as that has been left up to interpretation for individual requests. Historically we, have been more open to uses when they involve the re-use of existing structures or facilities. The planning commission should make a determination if this use should be allowed in the agricultural district.

6) The use will not create a traffic hazard or congestion:

Additional traffic will be minimal. The applicant plans on one or two extra vehicle trips occurring per day. The site accesses onto County Road 9 (NW 50th St.). This is a paved 9 ton / axle rated road and is capable of handling the expected traffic. In the past, Steele County Highway has received complaints about the lack of sight distance for the east bound traffic and traffic coming from those driveways as well as the township road at that hill. The top of the hill is at NW 32nd Ave, and approximately 250 feet from the west driveway. The speed limit is 55mph with a 45mph advisory sign. The advisory sign was installed within the past couple years. There is no significant crash history here. The Steele County Highway Engineer has requested that the driveway to the east be used due to lack of sight distance for the east bound traffic while utilizing the driveway to the west. They would like the west driveway removed.

7) Existing businesses will not be adversely affected because of curtailment of customers trade:

The nearest existing business is Revol Greens. No effect is expected on this business.

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

Access: The current access onto County Road 9 will be used.

Drainage: Drainage should not change from existing. Run-off from storage operations should not be allowed.

Water: Water is provided by a private well.

VIII. Staff Comments:

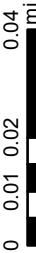
If the Planning Commission recommends approval of this application, they may wish to consider the following conditions:

1. The site must be operated in a manner that does not create offensive odors to the neighboring residential used properties.
2. The site must be rodent free at all times.
3. Equipment, including trucks entering and exiting, shall only be operated between the hours of 6:00 AM and 7:00 PM. Monday thru Saturday.
4. Silage and manure pit wall height must be certified as above the base flood elevation.
5. PVC holes in manure pit wall must be plugged.
6. Storage of industrial by-products must comply with all MPCA requirements.
7. The driveway to the west must be removed.
8. Once issued, this CUP may be revoked, following notice and hearing, and upon finding(s) established by the Planning Commission that the Subject Property and/or use is not in compliance with the Conditions of Approval as stated herein.



Tax Parcel Viewer

March 05, 2025



Disclaimer: Steele County, MN makes no representations or warranties, express or implied, with respect to the use or accuracy of the data provided. The data is provided "AS IS" WITH NO GUARANTEE OR REPRESENTATION OF FITNESS FOR ANY PARTICULAR PURPOSE. Steele County, MN is not responsible for any special, incidental, compensatory or consequential damages or third party claims resulting in the use of this data, even if such potential loss or damage. This data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.



PVC holes in manure pits



Once of several cracks in silage bunker walls

Staff Report
for
2025 Review of Conditional Use Permit # 299
Loken Excavation & Drainage – Dietz Pit
(Section 29 of Owatonna Township)

Operator: Loken Excavation and Drainage

Owner(s): David Dietz

Project Location: The SW 1/4 of the SW 1/4, and the N 1/2 of the SW 1/4, and the E 1/2 of the NW 1/4, Section 29, T-107-N, R-20-W, Steele County Minnesota.

Zoning District: Agricultural District.

Permitted Uses: Sand and Gravel Excavation, Crushing, Stockpile of Aggregate Material, Stockpile and Processing of Recycled Aggregate Material, and the operation of a Wash Plant.

Permit History: 2003 – CUP 299 issued to David Dietz
2006 – CUP 299 reviewed and amended to include wash plant.
2015 – CUP 299 reviewed and transferred to Loken.
2020 – CUP 299 reviewed

Conditions:

1. Mining is limited to areas identified on the submitted site map.
2. Mining is limited to a bottom depth of 1125 feet.
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. A stop sign shall be maintained on the access road as it enters onto County Road 18.
5. Signage warning of truck traffic shall be located along county road 18, as directed by the Steele County Highway Department
6. Hours of operation shall be between 6:00 AM and 7:00 PM Monday thru Saturday.
7. The applicant shall be responsible to maintain dust control on the access road, and in the pit if necessary.
8. A 30 foot unexcavated buffer with 3:1 side slopes shall remain adjacent to all property lines. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant.
9. A 30 foot vegetated buffer shall be left adjacent to the drainage ditch.
10. Stockpiles of aggregate material, recycled material and any equipment shall not be placed in a manner that will impede water flow during a flood event.
11. No hazardous material may be stored in the floodplain areas.
12. 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.
13. 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.
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. Applicant is responsible to initiate renewal proceeding on or before May 1st, 2025.
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. The access road shall be maintained in a manner that prevents trucks from tracking material onto the public road.

Total Property: 200 ac.
Minable Area: Total of 60 acres.

- 20 ac. in E ½, NW ¼.
- 40 ac. in SW ¼.

Reclaimed Area: 47 acres.

- 16 ac. in E1/2, NW ¼.
- 31 ac. in SW ¼.

Active Areas: 0 acres.
Mined Amount: 2024 – 0 yards
2023 – 0 yards
2022 – 0 yards
2021 – 0 yards
2020 – 0 yards
Recyclable Amt: approximately 4000 cu. yds. of uncrushed material.

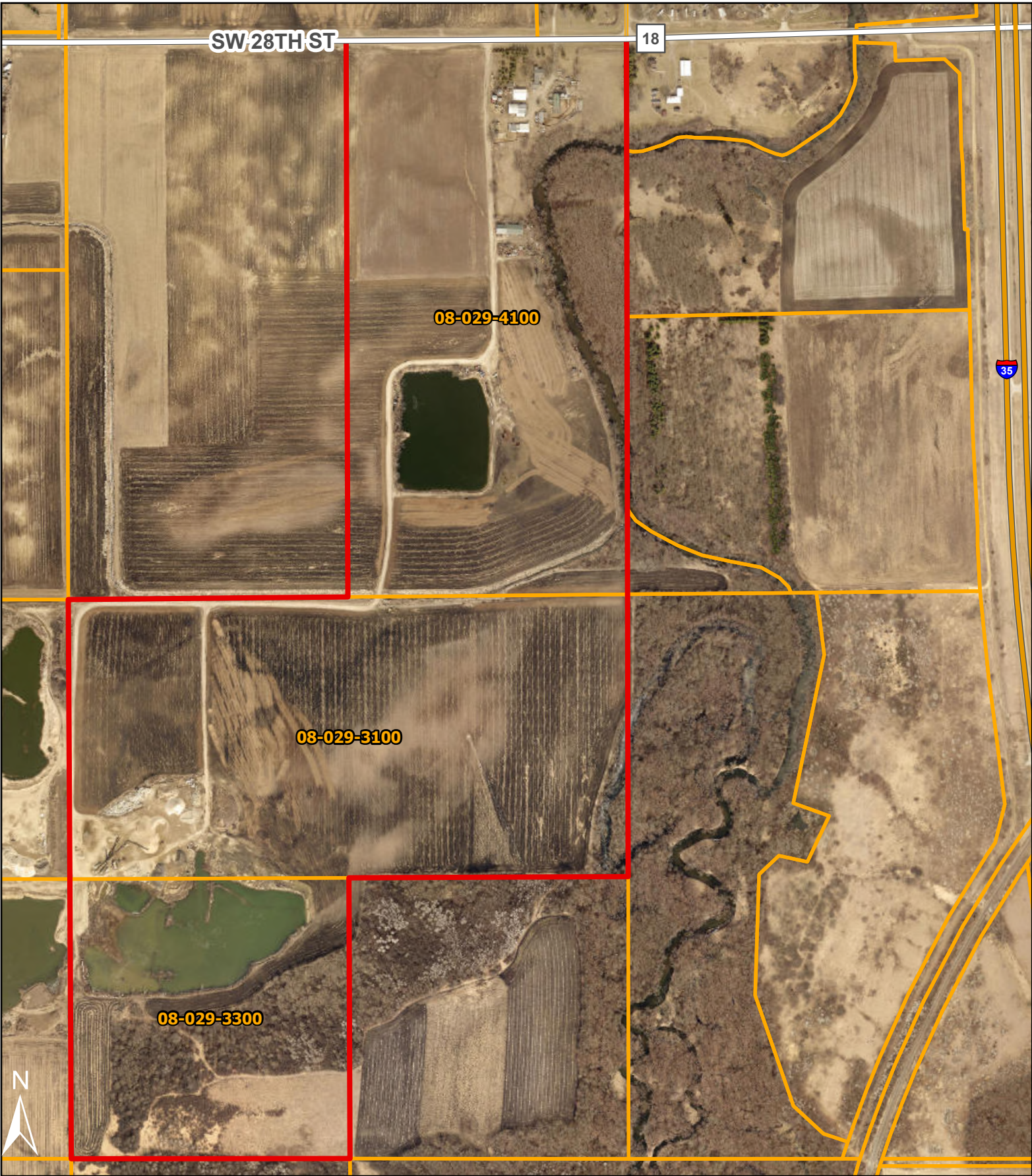
Surface Elev: 1140 - 1144 feet
Permitted Elev: 1125 feet.
Mining Elevation: 1125 feet.
Water Elev: 1135 feet.

Road Access: CSAH #18 (SW 28th St.) paved county road with 9 ton per axle weight limit.

Other Permits: NPDES – General Permit MNG490076
DNR Permit #2006-0580 (50 MG/Y)
2024 – 49.77 MG
2023 – 48.15 MG
2022 – 39.42 MG
2021 – 41.22 MG
2020 – 37.08 MG

Comments: Reclamation is progressing with areas being filled in as material is available.
Re-cyclable material is being crushed periodically.
Area is mostly being used for processing and storage of material from Hafstad Pit.
Dietz and Wencil have submitted a signed agreement allowing mining to the shared property line.
Because it was originally issued as a CUP, it is recommended we do not add the bond requirement.
We should however change condition #15 to reflect a review in another 5 years.

15. Applicant is responsible to initiate renewal proceeding on or before May 1st, ~~2025~~ 2030.



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Dietz Pit

Aerial Imagery: Spring 2022



Dietz Pit

14. Reclaimed Acres 1.67 Acres

Legend

 Polygon Measure

Google Earth

Image © 2025 Airbus



800 ft



Dietz Pit

- 12. Mineable Acres Future 1.5 Acres
- 13. Active Acres 0.0 Acres

Legend

-  Polygon Measure

Google Earth

Image © 2025 Airbus

800 ft



Dietz Pit

11. Total Disturbed Area 8 acres

Legend

 Polygon Measure

Google Earth

Image © 2025 Airbus



800 ft



Staff Report
for
2025 Review of Interim Use Permit 2015-02
Loken Drainage Inc. – Hafstad Pit
(Section 30, Owatonna Township)

Operator: Don Loken Drainage Inc.

Owner(s): Richard Hafstad

Legal Description: South 1/2 of the SE 1/4, Section 30, T 107 N, R 20 W, Steele County, MN

Zoning District: Agricultural District

Permitted Uses: The mining, crushing, and stockpiling of sand and gravel and the stockpiling and processing of recyclable aggregate material.

Permit History: 2015 – IUP 2015-02 issued
2020 – IUP 2015-02 renewed

- Conditions:**
1. Mining is limited to the 10 acres areas identified in the application. Before excavation can begin the boundary of the area shall be clearly marked onsite at the corners and a minimum of every 300 feet along all perimeters.
 2. Mining is limited to a bottom elevation of 1125 feet. (Approximately 25 feet deep)
 3. A 30 foot unexcavated buffer shall remain adjacent to all property lines and road right of ways. Any erosion to neighboring properties as a result of this mine shall be corrected immediately by the applicant. Setbacks between properties may be eliminated by written agreement of both property owners.
 4. Equipment shall only be operated between the hours of 6:00 AM and 7:00 PM. Monday thru Saturday.
 5. The operator shall use the existing access through the Dietz Pit onto County Road 18. The establishment of any new accesses shall require the permit approval by the road authority.
 6. Signage warning of truck traffic shall be located along the County Road 18. The size and placement of these signs shall be at the direction of the Steele County Highway Department.
 7. Trucks shall not track material from the pit onto the public road.
 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 and on the access road so excessive dust does not negatively affect neighboring properties or highway traffic.
 10. Operator shall maintain the viability of any existing private drainage system at all times during the operation of the pit.
 11. Water from the pit shall not be discharged onto any neighboring property without written permission from that property owner. Discharge flowing to adjoining ditches or streams shall meet the MN Pollution Control Agency standards for total suspended solids.
 12. The applicant shall follow their submitted reclamation plan. Final reclamation shall include grading slopes to a 4:1 slope or flatter. A consistent slope must be maintained below the final waterline to a depth of 6 feet. Topsoil must be replaced on upland areas and re-vegetated if not used for cropland.
 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. Applicant is responsible to initiate renewal proceeding on or before May 1st, 2025 or this permit becomes invalid.
16. The permittee shall furnish bond 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 x 13 acres for a total amount of \$65,000 and remain in place for 6 years from the date this permit is issued or until the total site is reclaimed and the reclamation is approved by Steele County.

Total Parcel Size: 80 acres
Permitted Area: 15.24 acres
Disturbed Area: 15.24 acres
Future Area: 0 acres – no longer expanding this pit

Active Areas: 2.5 acres
Reclaimed Area: 0.72 acres
Mining Completed: 6 acres including 3.3 acres of pond that is considered reclaimed.
Area Un-reclaimed: 9.25 acres

Natural Elev: 1144 - 1150
Permitted Elev: 1125 feet
Mining Elev: Estimated to be at 1127 feet.

Recyclable Amt: None
Road Access: Through Dietz Pit to CSAH #18 (SW 28th St.) paved county road with 9 ton per axle weight limit.

Material Removed: Records indicated the following amount of material was removed the past 5 years.
2024 – 28,847 cu. yds.
2023 – 24,661 cu. yds.
2022 – 23,754 cu. yds.
2021 – 26,554 cu. yds.
2020 – 27,500 cu. yds.

Other Permits: DNR Water Appropriations permit pumped into Dietz Pit and discharged as part of Permit #2006-0580 (50, MGY)

Comments: Currently no recyclable material onsite.
Gravel Tax has been paid.
Hafstad and Dietz have a signed agreement on file allowing mining to the shared property line.
No complaints have been registered regarding this site.

Reason for Interim Use Permit Application:

Section 703.2 of the Zoning Ordinance requires an Interim Use Permit for the mining of sand and gravel in the Agricultural District.

Condition #15 requires the operator to renew the permit.

General Criteria for Issuing Conditional Use Permit:

a) Burden on Existing Public Facilities and Utilities:

No utilities or public facilities are used other than County road 18. This is a 9 ton per axel weight limit road and adequate to hand the expected traffic.

b) Compatible, Separated, or Screened from Adjacent Agricultural or Residential Properties:

A limit on hours of operation have been imposed to mitigate noise on neighboring residential properties. There have been no reported issues from neighboring residential properties concerning this pit.

c) Appearance of Structures and Site and Effect on Adjacent Properties:

The appearance is similar to other gravel pits in the area and setback from the road 1/3 mile and screened to the nearest residential uses by vegetation.

d) Relationship of Proposed Project to Existing Land Use:

The existing land use is a permitted gravel pit and cropland. The final reclamation of the site will be an open pond.

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:

Truck traffic accesses thru the Dietz Pit. There have been no reported issues with truck traffic from these pits.

g) Nuisance Effects on Nearby Business:

There are no permitted businesses nearby.

h) Adequacy of Utilities, Access Roads, Drainage and Other Facilities:

The site will use no utilities. Access is through the Dietz Pit.

Staff Comments:

Since this permit is an Interim Use Permit and has an ending date, we are able to add conditions if we wish including the requirement for a bond. If the Planning Commission finds that this site meets the criteria to renew the permit, they may want to consider amending the following conditions. ~~Strikethrough~~ is deleted, underlined is added.

1. Mining is limited to the ~~40 acres~~ areas identified in the application. Before excavation can begin the boundary of the area shall be clearly marked onsite at the corners and a minimum of every 300 feet along all perimeters.
15. Applicant is responsible to initiate renewal proceeding on or before May 1st, ~~2020~~ 2025 or this permit becomes invalid.
16. The permittee shall furnish bond 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 x ~~12.5~~ 15.5 acres for a total amount of ~~\$62,500~~ \$77,500 and remain in place for 6 years from the date this permit is issued or until the total site is reclaimed and the reclamation is approved by Steele County.



Steele County GIS

Hafstad Pit

March 21, 2025

0 0.02 0.04 0.08 mi

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Hafstad Pit

14. Reclaimed Acres .72

Legend
Polygon Measure



Google Earth

Image © 2025, Airbus

Hafstad Pit

13. Active Acres. 2.5 acres

Legend



400 ft



Hafstad Pit

- 11. Total Disturbed Area
- 12. Mineable Acres, 15 acres

Legend



400 ft



Staff Report
for
2025 Review of Interim Use Permit 2010-02
Loken Drainage Inc. – Schultz Pit
(Section 9, Lemond Township)

Operator: Don Loken Drainage Inc.

Owner(s): Larry Schultz

Legal Description: The S ½ of the SW ¼, Section 9, T-106-N, R-21-W, Steele Co. MN.

Zoning District: Agricultural District

Permitted Uses: The mining, crushing, and stockpiling of sand and gravel and the stockpiling and processing of recyclable aggregate material.

Permit History: 1997 - CUP 236 to Brielmaier Corporation to mine SW ¼, SE ¼, Sec. 9. Lemond Twsp.
1999 – CUP 236 amended to transfer permit to SMC and to include S ½ of SW ¼ (Schultz property).
2002 – CUP 236 reviewed
2007 - CUP 236 reviewed
2010 – IUP 2010-02 issued to Loken Drainage for just the S ½, SW ¼, (Schultz property).
2015 – IUP 2010-02 renewed
2020 – IUP 2010-02 renewed

- Conditions:**
1. All mining and stockpiling activities are limited to the areas as identified in the application and marked onsite and approved by the Soil and Water Conservation District. No mining or stockpiling of soil or material shall be allowed outside of this area.
 2. Mining is limited to a bottom elevation of 1148 feet. (Approximately 15 to 20 feet deep)
 3. All access roads shall be gated with the gate installed so that it does not swing into the road right-of-way.
 4. When more than 5 trucks per day enter the pit, signage warning of truck traffic shall be located along County Road #7 or SW 68th St if requested by the township. The size and placement of these signs shall be at the direction of the Steele County Highway Department and/or the Lemond Township.
 5. Dust control shall be maintained in the pit at all times so that dust from the operation or truck traffic does not negatively affect nearby properties or traffic on County Road #7.
 6. Trucks shall not track material from the pit onto public roads.
 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. 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. No more than 10 acres of open excavation shall be allowed at one time.
 10. 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.
 11. All excavation shall be setback from the road right-of-way a minimum of 100 feet unless a berm is installed along County Road #7. This berm shall be a minimum of 5 feet high and seeded to prevent erosion.
 12. 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.

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. The operator shall pay a user fee for industrial discharge into the Judicial 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 discharge.
15. 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.
16. Applicant is responsible to initiate renewal proceeding on or before June 1, 2025 or this permit becomes invalid.
17. Trucks hauling loads to or from this pit must comply with all road weight limits and restrictions.
18. The permittee shall furnish bond 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 x 28 acres for a total amount of \$140,000 and remain in place for 6 years from the date this permit is issued or until the total site is reclaimed and the reclamation is approved by Steele County.

Total Parcel Size: 80 acres
Minable Acres: 33 acres includes 7 acres of stockpile areas, processing areas, and roads.
Active Area: 27 acres
Reclaimed Area: 5 acres
Un-reclaimed Area: 28 acres.

Natural Elev: 1070 -1162
Permitted Elev: 1048 feet
Mining Elev: Estimated to be at 1148 feet.

Recyclable Amt: None
Road Access: County State Aid Highway #7 (SW 82nd Ave.) has a 9 ton per axel weight limit road. A secondary access is on SW 68th Street (Gravel Township Road)

Material Removed: Records indicated the following amount of material was removed the past 5 years.
 2024 – 14,678 cu. yds.
 2023 – 23,308 cu. yds.
 2022 – 16,487 cu. yds.
 2021 – 22,798 cu. yds.
 2020 – 13,453 cu. yds.

Other Permits: Nation Pollution Disposal Elimination System (NPDES): Permit MNG490064
 DNR Water Appropriations permit #2010-0505 (100, MGY)
 2024 – 0
 2023 – 0
 2022 – 0
 2021 – 0
 2020 – 0

Comments: Mining appears to be progressing as expected.
 Currently no recyclable onsite.
 Gravel Tax has been paid.

Special JD #5 user fee has been paid. – no water was pumped in 2024
No complaints have been registered regarding this site.

Reason for Interim Use Permit Application:

Section 703.2 of the Zoning Ordinance requires an Interim Use Permit for the mining of sand and gravel in the Agricultural District.

Condition #16 requires the operator to renew the permit.

General Criteria for Issuing Conditional Use Permit:

a) Burden on Existing Public Facilities and Utilities:

No utilities or public facilities are used other than CSAH 7. This is a 9 ton per axel weight limit road and adequate to hand the expected traffic.

b) Compatible, Separated, or Screened from Adjacent Agricultural or Residential Properties:

A limit on hours of operation have been imposed to mitigate noise on neighboring residential properties. There have been no reported issues from neighboring residential properties concerning this pit.

c) Appearance of Structures and Site and Effect on Adjacent Properties:

The appearance is similar to other gravel pits in the area and is screened from the township road to the south by a berm and County Road #7 to the west by vegetation.

d) Relationship of Proposed Project to Existing Land Use:

The existing land use is an existing permitted gravel pit. This area has been mined for many years by several companies. The permitted area once included the 40 acres to the east that was owned and operated by SMC. The mining in that 40 acres has been completed and that land sold for a residential house.

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:

Most of the truck traffic uses County Road 7. Occasional traffic will utilize SW 68th Street. There have been no reported issues with truck traffic from this pit.

g) Nuisance Effects on Nearby Business:

The nearest permitted business is Keck's Repair located 1700 feet south of the pit. There have been no reported issues concerning effects on this business.

h) Adequacy of Utilities, Access Roads, Drainage and Other Facilities:

The dewatering of the pit outlets into Judicial Ditch #5. The operator pays an industrial fee to the Ditch system meant to offset any additional maintenance to the ditch because of the increased water discharge. Wetlands have been identified and mining is not to occur in those areas.

Staff Comments:

Since this permit is an Interim Use Permit and has an ending date, we are able to add conditions if we wish including the requirement for a bond. If the Planning Commission finds that this site meets the criteria to renew the permit, they may want to consider amending the following conditions. ~~Strikethrough~~ is deleted, underlined is added.

16. Applicant is responsible to initiate renewal proceeding on or before June 1, ~~2025~~ 2030 or this permit becomes invalid.



Steele County GIS

Schultz Pit

April 01, 2025

0 0.02 0.04 0.08 mi

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Schultz Pit

14. Reclaimed Acres 4.66

Legend



Polygon Measure

Google Earth

Image © 2025 Airbus

800 ft



SW 68th St

SW

th Ave



Schultz Pit

13. Active Acres 27.5 acres

Legend

Polygon Measure

Google Earth

Image © 2025 Airbus

800 ft



SW 68th St

SW

9 Ave



Schultz Pit

- 11. Total Disturbed Area 32 acres
- 12. Mineable Acres 32 aces

Legend

-  Polygon Measure



800 ft

Google Earth

Image © 2025 Airbus

