



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

Monday, June 2nd, 2025, at 7:00 p.m. – Steele County Boardroom

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Citizen Appointee's Code of Conduct
5. Approve Minutes: (April 7th, 2025)
6. Review Building Permits
7. Public Hearing: IUP 2025-02 (Lauver-2nd Dwelling)
8. 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, April 7, 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, Pool, Gillis, Spatenka, Queen, Cole, Commissioner Brady and staff member Brooks.

Agenda:

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

Minutes:

Motion by Spatenka, second by Cole to approve the February 3rd, 2025, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for February, and March were reviewed.

CUP 441 (Richland Grain LLC)

This request is from Matt Holland with Richland Grain LLC requests to use a silage bunker, two (2) manure pits, and a slurry store, currently located on property located in the NW ¼, of the SW ¼, Section 20, Clinton Falls Township, for the temporary storage of the following industrial by-products (IBP): sweet corn silage and sweetcorn leachate. The property address is 3151 NW 50th St.

Questions and comments of the commission.

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

The public hearing was opened.

Matt Holland- Explained that the land is currently a feedlot and stated that the operations will be the same with the addition of temporary storage of Industrial By-Products (sweet corn silage and sweetcorn leachate).

Lammers- Is the sweetcorn silage coming from Owatonna?

Holland- That was the original plan, but it didn't work out that way.

Dave Stursa- What is the smell going to be like for all the commercial properties down the road? Voiced concerns about Crane Creek being right next to the property.

Holland- The smell would be the same as if we brought silage in to feed the cows, it would not be any different then it is now being a feedlot. The farm before worked with soil and water to design the bunkers incase of flooding to ensure that there would be no runoff.

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

Discussion by the planning commission.

Smith- How many times will the site be pumped?

Holland- Mostly in the spring and the fall.

Lammers- Is the tank open or covered?

Holland- It is open.

Spatenka- Have we had a complaint about the surrounding companies and their waste?

Brooks- No complaints

Motion by Spatenka, second by Queen to recommend approval of CUP 441 (Richland Grain LLC) with the following 6 conditions: (underlined is added, ~~strike through~~ is deleted)

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. Silage and manure pit wall height must be certified as above the base flood elevation.
4. PVC holes in manure pit wall must be plugged.
5. Storage of industrial by-products must comply with all MPCA requirements.
6. 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.
- ~~7. The driveway to the west must be removed.~~
- ~~8. Equipment, including trucks entering and exiting, shall only be operated between the hours of 6:00 AM and 7:00 PM. Monday thru Saturday.~~
- ~~9. Limit the number of trucks to (2) two per day.~~

Motion passed unanimously.

CUP 299 (Dietz Pit)

This request is from Loken Excavation and Drainage to mine sand and gravel in the E ½ of the NW ¼ and the SW ¼ of Section 29, Owatonna Township on property owned by David Dietz.

Questions and comments of the commission.

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

The public hearing was opened.

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

Discussion by the planning commission.

Motion by Smith, second by Gillis to recommend approval of the renewal of CUP 299 (Dietz Pit)
With the following 16 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 slope 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~~, 2030.
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.

Motion passed unanimously.

Renewal of IUP 2015-02 (Hafstad Pit)

This request is from Loken Excavation and Drainage to mine sand and gravel in the SE ¼ of the SE ¼, Section 30, Owatonna Township on property owned by Richard Hafstad.

Questions and comments of the commission.

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

The public hearing was opened.

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

Discussion by the planning commission.

Motion by Queen, second by Pool to recommend approval of the renewal of IUP 2015-02

With the following 16 conditions:

1. Mining is limited to the ~~40~~ 15.5 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~~, 2030 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~~ 15.5 acres for a total amount of ~~\$65,000~~ \$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.

Motion passed unanimously.

Renewal of IUP 2010-02 (Schult Pit)

This request is from Loken Drainage Inc. to mine sand and gravel on property located in the S ½ of the SW ¼, Section 9, Lemond Township, on property owned by Larry Schultz.

Questions and comments of the commission.

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

The public hearing was opened.

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

Discussion by the planning commission.

Motion by Queen, second by Cole to recommend approval of the renewal of IUP 2010-02
With the following 18 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~~, 2030, 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.

Motion passed unanimously.

Adjournment:

Motion by Spatenka, second by Cole to adjourn at 8:00 pm. Motion passed.

Commissioner's Report

Commissioner's Report																
This Page:		Total Permits										36				
Full:		April														
Permit	Permit Number	Name	Parcel Number	Building Type	Township	County Classification	Valuation	Date								
Mechanical Application	SCR-25.044	LAZY U COMMUNITY LLC	11-007-3301	Replacement	Medford TWP	Misc (Decks, Fences, Pools, etc)	\$4,923.00	4/1/2025								
Residential Exterior Maintenance Application	SCR-25.045	AMUNDSON/JERAMY M	05-016-4305	Roofing	Somerset TWP	Building Maintenance	\$20,525.00	4/1/2025								
Residential Construction Application	SCR-25.043	BUENGER/MICHAEL & JUDY	03-004-1201	Garage / Storage Structure	Berlin TWP	Garage/Storage	\$26,000.00	4/4/2025								
Plumbing Application	SCB-25.008	HAVANA HILLS GOLF, RANGE &	07-006-4301	Alternate / Remodel / Repair	Havana TWP	Commercial/Ind	\$4,000.00	4/7/2025								
Mechanical Application	BPR-25.017	WALTERS/CYNTHIA M	14-025-3015	New	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$1,800.00	4/9/2025								
New Single or Two Family Dwelling Application	SCR-25.036	DILLEMUTH/KEVIN J	07-009-3401	New Construction on-site	Havana TWP	Non Farm Home - New	\$325,000.00	4/9/2025								
Residential Exterior Maintenance Application	SCR-25.049	CARON/MICHAEL A & ROBERTA S	13-024-4201	Doors	Deerfield TWP	Building Maintenance	\$3,050.00	4/9/2025								
New Single or Two Family Dwelling Application	BPR-25.016	JOHNSON TRUSTEE/KEVIN L&	14-110-0138	New Construction on-site	City of Blooming Prairie	Non Farm Home - New	\$550,000.00	4/10/2025								
Residential Construction Application	SCR-25.047	LACHER/JUSTIN JAMES/&	05-013-3402	Finish Basement	Somerset TWP	Remodeling	\$42,780.00	4/10/2025								
Residential Exterior Maintenance Application	MDR-25.008	KAVITZ/CAEL	16-100-2703	Roofing	City of Medford	Building Maintenance	\$6,200.00	4/11/2025								
Commercial Exterior Maintenance Application	SCB-25.010	MINNESOTA STATE OF NATURAL	07-012-4000	Re-Siding, Windows	Havana TWP	Commercial/Ind	\$41,750.00	4/14/2025								
Residential Construction Application	SCR-25.016	GEDICKE/KRISTIN & BRANDON	10-016-1201	Addition	Merton TWP	Remodeling	\$40,000.00	4/14/2025								
Residential Exterior Maintenance Application	SCR-25.048	BISHMAN/MICHAEL D	09-002-1202	Roofing	Meriden TWP	Building Maintenance	\$18,000.00	4/14/2025								
Commercial Construction Application	SCB-25.011	WILLIAMS COMMUNICATION INC	06-015-1001	Other	Lemond TWP	Commercial/Ind	\$75,000.00	4/16/2025								
Mechanical Application	SCR-25.050	ZACHARIAS/LUVERNE DANIELU&	11-015-3201	Replacement	Medford TWP	Misc (Decks, Fences, Pools, etc)	\$9,900.00	4/16/2025								
Plumbing Application	BPR-25.018	HAHN/ROGER & LINDA/&	14-118-0204	New Building Construction	City of Blooming Prairie	Addition	\$15,000.00	4/18/2025								
Residential Construction Application	BPR-25.020	WACEK/TIMOTHY F & MARY K	14-113-0311	Deck	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$9,686.00	4/18/2025								
Plumbing Application	SCR-25.053	PRELL/LYNN R	04-013-3103	Replacement	Aurora TWP	Misc (Decks, Fences, Pools, etc)	\$3,400.00	4/21/2025								
Residential Exterior Maintenance Application	SCR-25.056	SEYKORA/ERIC & TARA	05-001-1201	Windows	Somerset TWP	Building Maintenance	\$27,334.00	4/21/2025								
Agricultural Building Permit Application	AGR-25.002	O'CONNOR/BYRON & LINDA	13-010-1400	New Building	Deerfield TWP	Agricultural Bldg	\$2,500.00	4/22/2025								
Residential Construction Application	SCR-25.041	FEDERLY/JOSHUA L&	10-011-3400	Solar	Merton TWP	Misc (Decks, Fences, Pools, etc)	\$6,000.00	4/22/2025								

Valuation

Blooming Prairie TWP		\$	-
Summit TWP		\$	-
Berlin TWP	2	\$	28,000.00
Aurora TWP	1	\$	3,400.00
Somerset TWP	4	\$	790,639.00
Lemond TWP	1	\$	75,000.00
Havana TWP	5	\$	406,329.00
Owatonna TWP	1	\$	14,560.00
Meriden TWP	1	\$	18,000.00
Merton TWP	3	\$	211,000.00
Medford TWP	2	\$	14,823.00
Clinton Falls TWP	1	\$	8,500.00
Deerfield TWP	4	\$	23,517.00
City of Blooming Prairie	7	\$	674,986.00
City of Ellendale	1	\$	105,000.00
City of Medford	3	\$	24,942.00
Total	36	\$	2,398,696.00

Staff Report
for
Interim Use Permit #2025-02
Lauver - 2nd Dwelling

Applicant:

Loren Lauver

Property Owner:

Loren & Rita Lauver

Site Address:

4051 66th St. NW
Medford, MN 55049

Legal Description of Property:

All that part of the NW 1/4 of the NW 1/3 of Section 18, Township 108 North, Range 20 West, Described by: Beginning at the Northwest corner thereof, thence North 90 degrees East, assumed bearing, 1014 feet along the North line thereof, thence South 0 degrees 32 minutes West 600 feet, thence North 90 degrees West 1014 feet to the West line thereof, thence North 0 degrees 32 minutes East 600 feet to beginning, Steele County, Minnesota

Project Description:

Allow a second dwelling on the property.

Zoning District:

Agricultural

Reason for Interim Use Permit Application:

Section 703.1 of the Steele County Zoning Ordinance allows one additional dwelling as an interim use in the agricultural district: Given his health limitations, the applicant intends for the additional dwelling to house his nephew, and his family, who will assume responsibility for the ongoing property maintenance. The long-term plan is for his nephew to inherit the property.

General Criteria for Issuing Conditional Use Permit:

- 1) The use will not create a burden on parks, schools, streets, public facilities or utilities:**
Public utilities servicing this dwelling will be electricity and roads, both of which are already provided. The applicant has indicated the existing driveway will be used for both dwellings.
- 2) The use is compatible, separated, or screening from adjacent agricultural or residential land:**
This site is located across the road from the Lazy U Mobile Park and otherwise surrounded by agricultural land and scattered rural residences. There are also a few businesses located 1 mile east.

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

The appearance of the second home will be similar to other properties with a second home allowed in the county. Typically, it's the maintenance and upkeep of structures that is objectionable to neighboring properties.

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

The existing land use is a rural residential building site on 13.97 acres. Approximately 4 acres of the property is wetland and much of the remainder is wooded. The building site contains the existing house, a barn, a couple of sheds, and a few other outbuildings.

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

Section 703.1 of the Steele County Zoning Ordinance allows one additional dwelling meeting the requirements of the Septic ordinance provided:

- a) The occupants are involved in farm operations;
- b) The dwelling will not be split off of the farm or from the first residence;
- c) There is a farm activity which requires additional farm workers or health limitations of the owner.

The applicants have not provided a farming reason, but do state their need of assistance in maintaining the property due to their health limitations.

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

Traffic generated by the second home should not increase substantially, but it will increase some, nonetheless.

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 businesses are the Medford Ultra Outlets and Design Homes located approximately 1 mile away to the east. Locating a second home on the property should have no effect on these businesses.

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

Utilities: Electricity is already provided to the site. Water will be provided by a private well. Sewage will need to be treated by a private septic system. A new system is planned to put in for the additional dwelling.

Access Roads: The applicant has indicated they will use the existing primary access to the property.

Drainage: Drainage should not change from present.

Staff Comments:

If the planning commission recommends approval of this permit they may want to consider the following conditions.

1. Both homes must be occupied by family members.
2. The original home must be removed when Loren Lauver or Rita Lauver no longer occupies the existing dwelling.
3. The property cannot be subdivided so the homes are on different parcels.
4. The new home must be connected to a septic system compliant with the State of Minnesota Rules and Steele County Septic Ordinances.
5. The new home must obtain a building permit and meet the requirements of the State Building Code.
6. The occupants must utilize the existing primary drive as the access to the manufactured home.



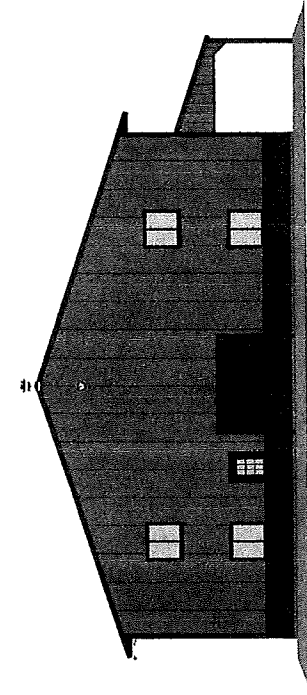
Steele County
GIS

May 27, 2025

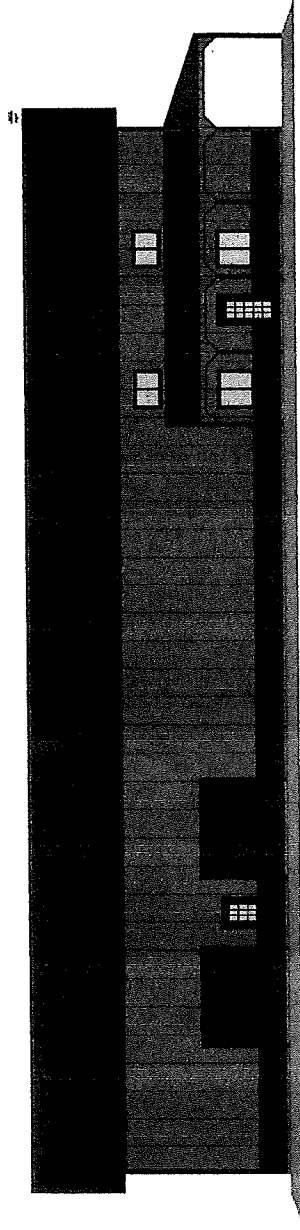
IUP 2025-02 Lauver

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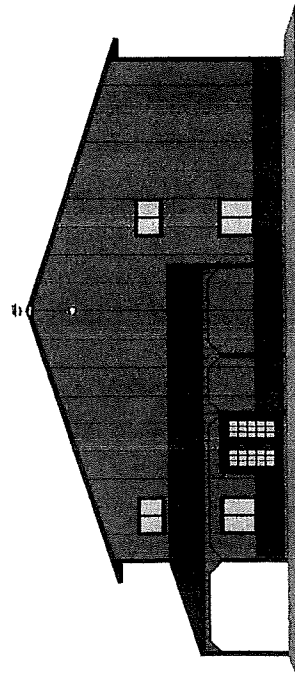
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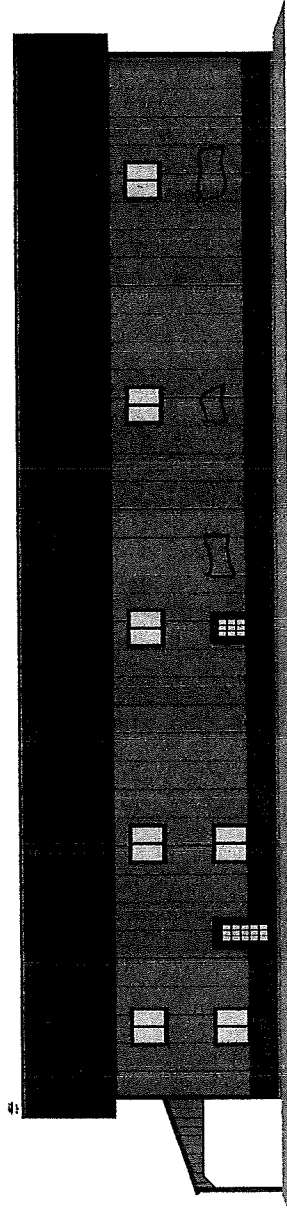
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation

Customer Signature

WickBuildings.com

Date: 3-19-2025

Time: 9:30 AM

DO NOT SCALE

Loren Lauver 2025
54'-0" x 112'-0" x 17'-4" ICH

Loren Lauver
4051 Nw 66th St
Medford, MN 55049

