



STEELE COUNTY
PLANNING COMMISSION AGENDA
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

1. Call to Order:
2. Pledge of Allegiance
3. Approve Agenda:
4. Approve Minutes: (September 8th, 2025)
5. Review Building Permits: September & October
6. Public Hearing: Review of CUP #347 Milestone Materials (Englested Pit)
7. Public Hearing: Review CUP #194 Milestone Materials (Lemond Quarry)
8. Public Hearing: IUP 2025-03 (Crane Creek- Asphalt)
9. Public Hearing: Cook Addition Plat
10. 2026 Schedule
11. Adjourn



STEELE COUNTY PLANNING COMMISSION MINUTES

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

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Driven to deliver quality services in a respectful and fiscally responsible way.*

Monday, September 8th, 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 Glenn, and staff member Brooks.

Agenda:

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

Minutes:

Motion by Spatenka, second by Cole to approve the July 7th, 2025, minutes as submitted. Motion passed unanimously.

Building Permits:

The building permits for July and August 2025 were reviewed.

CUP #443 (Balzer Dog Kennel)

This request is from Eva and Reid Balzer to operate a Dog Daycare and Boarding business from their property located in the NW corner, of the SE 1/4, Section 17, Merton Township. The property address is 4997 60th St NE, Owatonna.

Questions and comments of the commission.

Queen- In the past when we approved the dog kennels, did we put specifications on the fences?

Lammers- I don't believe we did.

Smith- Was there time limits on the other kennels that were approved?

Brooks- Yes there were.

The public hearing was opened.

Balzer- Explained what they planned to do with the fencing and the other building on the property.

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

Motion by Queen, second by Spatenka to recommend approval of CUP #443 (Balzer Dog Kennel) with the following 7 conditions: (underlined is added, ~~strike through~~ is deleted)

1. This permit allows for the boarding of dogs. It does not permit the breeding and selling of animals.
2. Kennel is permitted for a maximum of 15 dogs.
3. Dogs must be kept inside between the hours of 7:00 P.M. to 6:00 A.M.
4. All buildings shall meet building code for their intended use. Owner shall comply with any requirements that result from the change in use of the structure. Any remodeling or new construction on the parcel is to adhere to all Steele County codes and ordinances.
5. Solid dog waste shall be cleaned up and disposed of in an approved manner.
6. Any fencing must be a minimum of 25 feet from the road right-of-way.
7. Operator is responsible to obtain all other federal, state, and local permits and regulations including but not limited to the Department of Agriculture, Board of Animal Health and the Minnesota Pollution Control Agency.

Motion passed unanimously.

Adjournment:

Motion by Spatenka, second by Gillis to adjourn at 07 :12 pm. Motion passed.

Commissioner's Report

Commissioner's Report								
9	This Page:		Total Permits			66		
Full:	\$3,274,034.56		September					
Permit	Permit Number	Name	Parcel Number	Building Type	Township	County Classification	Valuation	Date
New Single or Two Family Dwelling Application	SCR-25.144	STEWART/LAMOYNE & DENISE A	10-008-3101	New Construction on-site	Merton TWP	Non Farm Home - New	\$507,000.00	9/2/2025
Residential Exterior Maintenance Application	SCR-25.152	KRUESEL/BRADLEY S & JODI A	09-033-4300	Roofing	Meriden TWP	Building Maintenance	\$12,100.00	9/2/2025
Residential Exterior Maintenance Application	SCR-25.154	HERDINA/ELLIOT & MAREN M	04-015-3301	Roofing	Aurora TWP	Building Maintenance	\$15,600.00	9/2/2025
Residential Exterior Maintenance Application	SCR-25.155	PETERSON/JON MICHAEL/&	01-026-2102	Roofing	Blooming Prairie TWP	Building Maintenance	\$17,000.00	9/2/2025
Residential Exterior Maintenance Application	BPR-25.079	GARCIA/ASHLY & VALANCHIE M	14-101-0103	Roofing	City of Blooming Prairie	Building Maintenance	\$14,839.00	9/2/2025
New Single or Two Family Dwelling Application	EDR-25.022	MILLER HOMES LLC	15-115-0107	New Construction on-site	City of Ellendale	Non Farm Home - New	\$200,000.00	9/3/2025
New Single or Two Family Dwelling Application	EDR-25.023	MILLER HOMES LLC	15-115-0108	New Construction on-site	City of Ellendale	Non Farm Home - New	\$200,000.00	9/3/2025
Residential Exterior Maintenance Application	SCR-25.156	DAHLGREN/JAMES S & JESSICA A	10-031-2202	Windows	Merton TWP	Building Maintenance	\$5,975.00	9/3/2025
Residential Exterior Maintenance Application	EDR-25.024	MOTZ/MARION M	15-101-0909	Roofing	City of Ellendale	Building Maintenance	\$15,000.00	9/3/2025
Commercial Construction Application	SCB-25.017	FIRST LUTHERAN CHURCH OF HOPE	05-030-1410	Deck	Somerset TWP	Commercial/Ind	\$3,500.00	9/4/2025
Residential Exterior Maintenance Application	BPR-25.080	GENGLER/BRYANT	14-025-2022	Roofing	City of Blooming Prairie	Building Maintenance	\$13,000.00	9/4/2025
Residential Construction Application	BPR-25.065	KINNY/GREGORY S & DENISE R	14-104-0302	[concrete patio, freestanding deck, new door]	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$19,314.00	9/5/2025
Residential Exterior Maintenance Application	BPR-25.081	WENZEL/MATTHEW D/&	14-130-0102	Roofing	City of Blooming Prairie	Building Maintenance	\$33,956.11	9/5/2025
Residential Exterior Maintenance Application	BPR-25.082	WEEDMAN/QUENTIN	14-025-4028	Roofing	City of Blooming Prairie	Building Maintenance	\$13,240.00	9/8/2025
Residential Exterior Maintenance Application	BPR-25.083	JENSEN/NICHOLAS B	14-107-0708	Roofing	City of Blooming Prairie	Building Maintenance	\$15,000.00	9/8/2025
Commercial Construction Application	MDB-25.004	PLAZA MORENA LLC	16-101-0916	Remodel / Finish	City of Medford	Commercial/Ind	\$95,000.00	9/9/2025
Residential Construction Application	SCR-25.159	BUCK/BRANDON & KARISSA	06-004-2202	Garage / Storage Structure	Lemond TWP	Garage/Storage	\$70,000.00	9/9/2025
Residential Construction Application	EDR-25.025	NELSON/RUSSELL M & CYNTHIA K	15-115-0103	[Basement Water Management]	City of Ellendale	Misc (Decks, Fences, Pools, etc)	\$13,000.00	9/9/2025
Residential Exterior Maintenance Application	BPR-25.084	CORNELL/ANTHONY/&	14-100-0204	Roofing	City of Blooming Prairie	Building Maintenance	\$15,000.00	9/10/2025
Residential Exterior Maintenance Application	BPR-25.085	WORKE/JOHN D & MARYANN M	14-113-0202	Roofing	City of Blooming Prairie	Building Maintenance	\$7,193.50	9/10/2025
Residential Exterior Maintenance Application	BPR-25.086	JOHNSON/GREGORY D & BETTI R	14-117-0201	Roofing	City of Blooming Prairie	Building Maintenance	\$14,903.51	9/10/2025

Residential Exterior Maintenance Application	SCR-25.162	SCHWARTZ/WILLIAM D/&	13-025-4402	Roofing		Deerfield TWP	Building Maintenance	\$21,500.00	9/11/2025
Residential Exterior Maintenance Application	SCR-25.163	MADDEN/DANIEL J/&	06-012-3106	Roofing		Lemond TWP	Building Maintenance	\$59,390.00	9/11/2025
Residential Exterior Maintenance Application	BPR-25.087	KRAMER/JEFFREY K & SUSAN R	14-104-0212	Roofing		City of Blooming Prairie	Building Maintenance	\$15,332.00	9/12/2025
Residential Exterior Maintenance Application	SCR-25.164	NOBLE/SCOTT J & MICHELLE A	02-003-2202	Roofing		Summit TWP	Building Maintenance	\$17,000.00	9/12/2025
Residential Exterior Maintenance Application	SCR-25.165	DEML/ALLAN T & PAMELA J	07-008-2301	Roofing		Havana TWP	Building Maintenance	\$32,500.00	9/15/2025
Residential Exterior Maintenance Application	SCR-25.166	MORELAND/ROGER E & PEGGY J	06-013-1402	Roofing		Lemond TWP	Building Maintenance	\$21,700.00	9/15/2025
Residential Exterior Maintenance Application	BPR-25.088	CANTRALL/STEVEN C	14-111-0305	Roofing		City of Blooming Prairie	Building Maintenance	\$11,708.00	9/15/2025
Residential Exterior Maintenance Application	BPR-25.089	WILLIAMSON/JERRY D & SALLY J	14-117-0308	Roofing		City of Blooming Prairie	Building Maintenance	\$17,500.00	9/15/2025
Residential Exterior Maintenance Application	BPR-25.090	HINZMANN/HARLAN D & SHIRLEY A	14-115-0108	Roofing		City of Blooming Prairie	Building Maintenance	\$17,000.00	9/15/2025
Residential Exterior Maintenance Application	SCR-25.167	CHRISTIANSON/KEVIN D	01-026-2101	Roofing		Blooming Prairie TWP	Building Maintenance	\$17,000.00	9/15/2025
Commercial Construction Application	EDB-25.006	ELLENDAL/CITY OF	15-100-0311	New Construction		City of Ellendale	Commercial/Ind	\$747,000.00	9/16/2025
Commercial Exterior Maintenance Application	BPB-25.008	KRUCKEBERG REAL ESTATE	14-100-1311	Re-Siding		City of Blooming Prairie	Commercial/Ind	\$15,000.00	9/16/2025
Residential Exterior Maintenance Application	SCR-25.168	WINTER/RANDALL	07-002-4100	Roofing		Havana TWP	Building Maintenance	\$17,000.00	9/16/2025
Residential Exterior Maintenance Application	BPR-25.092	BIRD/MARY ALICE	14-108-0201	Roofing		City of Blooming Prairie	Building Maintenance	\$6,663.50	9/16/2025
Plumbing Application	SCB-25.016	PRIME 45 LLC	12-029-1105	Alternate / Remodel / Repair		Clinton Falls TWP	Commercial/Ind	\$5,000.00	9/17/2025
Plumbing Application	MDB-25.005	ULTRA OUTLETS OF MN LLC	16-109-0101	Alternate / Remodel / Repair		City of Medford	Remodeling	\$15,240.00	9/17/2025
Residential Exterior Maintenance Application	BPR-25.093	MUSEL/BRADLEY SCOTT	14-025-1048	Roofing		City of Blooming Prairie	Building Maintenance	\$12,658.96	9/17/2025
Residential Exterior Maintenance Application	SCR-25.171	STURSA/CHAD M & MELISSA L	12-020-2106	Roofing		Clinton Falls TWP	Building Maintenance	\$10,624.00	9/18/2025
Plumbing Application	BPR-25.095	JENSEN/JASON L & KAYLENE R	14-123-0209	Replacement		City of Blooming Prairie		\$2,000.00	9/19/2025
Residential Construction Application	SCR-25.170	SMITH/TRACY SUE	02-029-3401	Deck		Summit TWP	Misc (Decks, Fences, Pools, etc)	\$10,000.00	9/19/2025
Mechanical Application	BPR-25.096	JENSEN/JASON L & KAYLENE R	14-123-0209	Replacement		City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$10,000.00	9/22/2025
Plumbing Application	SCR-25.176	DEMARS/GERALD J & BARBARA A	06-011-3101	Alternate / Remodel / Repair		Lemond TWP	Addition	\$5,000.00	9/22/2025
Residential Construction Application	SCR-25.160	PRUSHA/RICHARD S & JOYCE P	07-033-3102	Pole Shed		Havana TWP	Garage/Storage	\$43,303.00	9/22/2025

Commissioner's Report

10	Total Permits		74
This Page:			
Full:			

Permit	Permit Number	Name	October
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Permit	Permit Number	Name	Parcel Number	Building Type	Township	County Classification	Valuation	Date
Demolition Permit Application	SCB-25.020	UNION PACIFIC CORPORATION	10-034-1201	[Building 0837 Owatonna Microwave located at 3322	Merton TWP	Commercial/Ind	\$8,350.00	10/1/2025
Plumbing Application	SCR-25.161	IHLENFELD/JOSHUA	11-016-4400	New Building Construction	Medford TWP	Misc (Decks, Fences, Pools, etc)	\$5,000.00	10/1/2025
Plumbing Application	SCR-25.183	LAUVER/LOREN D & RITA M	11-018-4404	New Building Construction	Medford TWP	Non Farm Home - New	\$50,000.00	10/1/2025
Plumbing Application	SCR-25.185	KECK/BRIAN L & JODI L	06-016-4301	Other	Lemond TWP	Addition	\$5,000.00	10/1/2025
Residential Exterior Maintenance Application	SCR-25.175	MILLER/DEBRA ANN	11-014-4305	Windows	Medford TWP	Building Maintenance	\$11,931.28	10/1/2025
Residential Exterior Maintenance Application	SCR-25.182	SEHA/JEREMY	09-018-1201	Roofing	Meriden TWP	Building Maintenance	\$9,000.00	10/1/2025
Residential Exterior Maintenance Application	SCR-25.184	MALDONADO/JAVIER CRUZ/&	09-015-3301	Doors, Re-Siding, Windows	Meriden TWP	Building Maintenance	\$5,000.00	10/1/2025
Residential Exterior Maintenance Application	BPR-25.108	EDGE/DOUGLAS E & WANDA M	14-117-0302	Roofing	City of Blooming Prairie	Building Maintenance	\$16,016.00	10/2/2025
Residential Exterior Maintenance Application	SCR-25.186	BAHE/CONRAD W & ARDYCE A	07-003-4301	Roofing	Havana TWP	Building Maintenance	\$17,350.00	10/2/2025
Residential Exterior Maintenance Application	SCR-25.187	SORENSEN/SCOTT G	07-017-3301	Roofing	Havana TWP	Building Maintenance	\$10,000.00	10/2/2025
Residential Exterior Maintenance Application	BPR-25.109	FERGUSON/A OWEN & J LORRAINE	14-113-0305	Roofing	City of Blooming Prairie	Building Maintenance	\$10,000.00	10/2/2025
Residential Exterior Maintenance Application	BPR-25.110	TROM/CATHERINE J/&	14-117-0307	Roofing	City of Blooming Prairie	Building Maintenance	\$17,406.00	10/2/2025
Residential Construction Application	SCR-25.151	SCHLINGER/MATTHEW J	10-007-4401	Pole Shed	Merton TWP	Garage/Storage	\$107,000.00	10/3/2025
Mechanical Application	EDB-25.008	ELLENDALE/CITY OF	15-100-0311	New	City of Ellendale	Commercial/Ind	\$42,000.00	10/6/2025
Plumbing Application	EDB-25.007	ELLENDALE/CITY OF	15-100-0311	New Building Construction	City of Ellendale	Commercial/Ind	\$87,675.00	10/6/2025
Plumbing Application	SCR-25.158	WENCL/SAMUEL J & KATIE J	01-034-2000	New Building Construction	Blooming Prairie TWP	Non Farm Home - New	\$34,000.00	10/6/2025
Plumbing Application	BPR-25.105	BRACK/AARON & HEATHER	14-114-0217	Replacement	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$3,600.00	10/6/2025
Residential Construction Application	BPR-25.031	BURKE/NOAH T & DEIDRA S	14-036-1018	Deck	City of Blooming Prairie	Addition	\$3,000.00	10/6/2025
Residential Exterior Maintenance Application	SCR-25.177	GANFIELD/GERALD A	04-029-2300	Windows	Aurora TWP	Building Maintenance	\$6,500.00	10/6/2025
Residential Exterior Maintenance Application	SCR-25.189	PIEPHO/ROBERT E & JOYCE	09-017-2000	Roofing	Meriden TWP	Building Maintenance	\$20,900.00	10/6/2025
Residential Exterior Maintenance Application	BPR-25.111	KUBAT/BRADY J & DARCY J	14-103-1103	Roofing	City of Blooming Prairie	Building Maintenance	\$14,300.00	10/6/2025

Agricultural Building Permit Application	AGR-25.009	LITKE/MARVIN & AARON	05-008-2102	New Building	Somerset TWP	Agricultural Bldg	\$100,000.00	10/7/2025
Commercial Construction Application	SCR-25.019	KNUTSON/PAUL B & DEBRA S	09-012-4300	Remodel / Finish	Meriden TWP	Commercial/Ind	\$210,000.00	10/7/2025
Mechanical Application	SCR-25.138	DILLEMUTH/KEVIN J	07-009-3401	New	Havana TWP	Misc (Decks, Fences, Pools, etc)	\$19,200.00	10/7/2025
Mechanical Application	SCR-25.193	KECK/BRIAN L & JODI L	06-016-4301	Replacement	Lemond TWP	Misc (Decks, Fences, Pools, etc)	\$7,750.00	10/7/2025
Residential Exterior Maintenance Application	SCR-25.191	JOHNSON/CERA ELIZABETH	04-102-0005	Roofing	Aurora TWP	Building Maintenance	\$5,000.00	10/7/2025
Residential Exterior Maintenance Application	BPR-25.113	ANDERSON/JEFFREY A & CARRIE L	14-115-0101	Roofing	City of Blooming Prairie	Building Maintenance	\$22,000.00	10/7/2025
Residential Exterior Maintenance Application	BPR-25.112	BURT/JEFFREY L & SUZI L	14-104-0309	Roofing	City of Blooming Prairie	Building Maintenance	\$27,000.00	10/7/2025
Residential Exterior Maintenance Application	BPR-25.114	KELNER/CHASE H & JENNIFER L	14-025-4011	Roofing	City of Blooming Prairie	Building Maintenance	\$13,500.00	10/7/2025
Residential Exterior Maintenance Application	SCR-25.192	LAZY U COMMUNITY LLC	11-007-3301	Roofing	Medford TWP	Building Maintenance	\$13,260.00	10/7/2025
Residential Exterior Maintenance Application	SCR-25.194	SKALA/MICHAEL T & KAYLA M	02-002-3000	Roofing	Summit TWP	Building Maintenance	\$18,000.00	10/8/2025
Residential Exterior Maintenance Application	SCR-25.195	LAZY U COMMUNITY LLC	11-007-3301	Roofing	Medford TWP	Building Maintenance	\$4,500.00	10/8/2025
Residential Construction Application	SCR-25.188	HAMILTON/CHRISTOPHER M	13-036-4201	[Lean to/ porch]	Deerfield TWP	Addition	\$5,000.00	10/9/2025
Residential Exterior Maintenance Application	BPR-25.116	BUSHO/STEVEN R & STACEY G	14-123-0210	Roofing	City of Blooming Prairie	Building Maintenance	\$37,618.21	10/9/2025
Mechanical Application	SCR-25.196	PETERSON/BRIAN A	02-014-3200	Replacement	Summit TWP	Misc (Decks, Fences, Pools, etc)	\$4,300.00	10/10/2025
Residential Exterior Maintenance Application	BPR-25.117	COCHLIN/PATRICK J & JULIE A	14-103-0101	Roofing	City of Blooming Prairie	Building Maintenance	\$12,141.00	10/13/2025
Mechanical Application	EDB-25.004	STEELE HEIGHTS HOLDINGS LLC	15-026-1003	New	City of Ellendale	Commercial/Ind	\$135,420.00	10/14/2025
Commercial Construction Application	EDB-25.009	EBELING/MICHAEL LEE/ &	15-102-1308	Remodel / Finish	City of Ellendale	Commercial/Ind	\$20,000.00	10/15/2025
Plumbing Application	BPR-25.127	MINZEL/CAROL A	14-111-0201	Replacement	City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$3,400.00	10/15/2025
Residential Exterior Maintenance Application	BPR-25.128	SPINLER/KEVIN J/ &	14-117-0603	Roofing	City of Blooming Prairie	Building Maintenance	\$22,436.00	10/15/2025
Residential Exterior Maintenance Application	EDR-25.028	ROSSING/JOSEPH & CARRIE	15-101-1410	Roofing	City of Ellendale	Building Maintenance	\$16,000.00	10/15/2025
Residential Exterior Maintenance Application	BPR-25.129	JOHNSON/ERIC K & SHAWN M	14-117-0505	Roofing	City of Blooming Prairie	Building Maintenance	\$18,706.00	10/15/2025
Residential Exterior Maintenance Application	SCR-25.198	BEVER/DARRELL & JEAN	03-036-3101	Re-Siding	Berlin TWP	Building Maintenance	\$10,241.00	10/16/2025
Residential Exterior Maintenance Application	EDR-25.029	HINSHAW/SHELBY L	15-102-0902	Roofing	City of Ellendale	Building Maintenance	\$10,500.00	10/16/2025
Residential Exterior Maintenance Application	BPR-25.130	EMERALD LEGACY TRUST	14-025-3027	Roofing	City of Blooming Prairie	Building Maintenance	\$15,224.19	10/16/2025

Residential Exterior Maintenance Application	SCR-25.199	WONDRA TRUSTEE/JOSEPH M &	02-014-4001	Roofing		Summit TWP	Building Maintenance	\$22,081.00	10/16/2025
Residential Exterior Maintenance Application	BPR-25.131	MANS/CHRISTOPHER R & SHERYL	14-114-0219	Roofing		City of Blooming Prairie	Building Maintenance	\$21,746.70	10/16/2025
Residential Exterior Maintenance Application	SCR-25.200	KOSEL/JASON M	13-035-1101	Roofing		Deerfield TWP	Building Maintenance	\$5,800.00	10/16/2025
Residential Exterior Maintenance Application	SCR-25.201	SKALA/MICHAEL T & KAYLA M	02-002-3000	Roofing		Summit TWP	Building Maintenance	\$18,000.00	10/16/2025
Residential Exterior Maintenance Application	BPR-25.132	BLOME TRUSTEES/THOMAS L & B	14-124-0101	Re-Siding		City of Blooming Prairie	Building Maintenance	\$25,000.00	10/16/2025
Residential Exterior Maintenance Application	BPR-25.133	FORYTEK/CHAD D & KARI A	14-114-0306	Roofing		City of Blooming Prairie	Building Maintenance	\$15,200.00	10/17/2025
Residential Construction Application	SCR-25.120	BALZER/BRANDON R	10-016-2401	Deck		Merton TWP	Misc (Decks, Fences, Pools, etc)	\$4,000.00	10/20/2025
Residential Exterior Maintenance Application	BPR-25.135	EMERALD LEGACY TRUST	14-112-0309	Roofing		City of Blooming Prairie	Building Maintenance	\$15,849.23	10/20/2025
Residential Exterior Maintenance Application	BPR-25.136	GIMBEL/CHAD A & TARA LYNN	14-129-0110	Roofing		City of Blooming Prairie	Building Maintenance	\$12,000.00	10/20/2025
Plumbing Application	SCR-25.203	HINES/HEATHER LYNN	02-005-4402	New Building Construction		Summit TWP	Misc (Decks, Fences, Pools, etc)	\$14,120.00	10/21/2025
Residential Construction Application	BPR-25.115	JOHNSON TRUSTEE/KEVIN L & B	14-110-0138	Garage / Storage Structure		City of Blooming Prairie	Misc (Decks, Fences, Pools, etc)	\$6,000.00	10/21/2025
Residential Exterior Maintenance Application	BPR-25.134	TROM/CONNIE F	14-117-0504	Roofing		City of Blooming Prairie	Building Maintenance	\$32,947.00	10/21/2025
Residential Exterior Maintenance Application	BPR-25.137	BRAWMSTEDT/DENNIS	14-115-0105	Roofing		City of Blooming Prairie	Building Maintenance	\$14,000.00	10/21/2025
Residential Exterior Maintenance Application	BPR-25.138	WALTERS/GWENDOLYN MARIE	14-115-0102	Roofing		City of Blooming Prairie	Building Maintenance	\$16,000.00	10/21/2025
Residential Exterior Maintenance Application	BPR-25.139	WALTERS/GWENDOLYN MARIE	14-115-0102	Re-Siding		City of Blooming Prairie	Building Maintenance	\$12,000.00	10/21/2025
Residential Exterior Maintenance Application	BPR-25.140	KINNY/DOUGLAS LAVERNE	14-104-0305	Roofing		City of Blooming Prairie	Building Maintenance	\$9,500.00	10/21/2025
Mechanical Application	SCB-25.018	KECK/BRIAN L & JODI L	06-016-4301	Alteration / Remodel / Repair		Lemond TWP	Commercial/Ind	\$68,500.00	10/22/2025
Residential Exterior Maintenance Application	MDR-25.027	SCHMITZ/STEVEN M	16-101-4001	Roofing		City of Medford	Building Maintenance	\$12,500.00	10/22/2025
Residential Exterior Maintenance Application	SCR-25.205	LERBERG/JOSEPHINE W	03-100-0101	Roofing		Berlin TWP	Building Maintenance	\$28,688.25	10/22/2025
New Single or Two Family Dwelling Application	SCR-25.190	NORTH BLUFF PARTNERS II LLC	07-009-1300	New Construction on-site		Havana TWP	Non Farm Home - New	\$500,000.00	10/24/2025
Commercial Construction Application	EDB-25.010	ELLENDALE/CITY OF	15-100-0311	Remodel / Finish		City of Ellendale	Commercial/Ind	\$10,000.00	10/27/2025
Commercial Exterior Maintenance Application	BPB-25.011	WORLEIN PROPERTIES LLC	14-036-1022	Roofing		City of Blooming Prairie	Commercial/Ind	\$30,000.00	10/27/2025
Residential Exterior Maintenance Application	BPR-25.141	STORK/MARK D & SANDRA R	14-108-0206	Roofing		City of Blooming Prairie	Building Maintenance	\$17,000.00	10/27/2025
Residential Exterior Maintenance Application	SCR-25.206	LARSON/ROGER A & JOYCE	02-019-4200	Roofing		Summit TWP	Building Maintenance	\$8,200.00	10/27/2025

Staff Report
for
2025 Review of Conditional Use Permit #347
Milestone Materials – Engelsted Pit
(Section 36 of Meriden Township)

Operator: Milestone Materials

Owner(s): Mathy Construction Company

Project Location: All that part of Section 36, T 107 N, R 21 W, Steele County, MN described as;
The SW 1/4 of the SE 1/4; and
The S 1/2 of the SW 1/4, Except the North 330 feet of the West 1980 feet.
And that part of the SE 1/4 of the SE 1/4, Section 35, Steele County, MN, T 107 N, R 21 W, lying
East of State Aid Road No. 7 and South of a line 330 feet South of the North line of said Southeast
1/4 of Southeast 1/4.

Zoning District: Agricultural District.

Permitted Uses: Mining of sand, gravel, clay, and topsoil including crushing, screening and the stockpiling of
aggregate material and recyclable aggregate material.

Permit History: 2007: Issued to Tri County Aggregate
2009: Transferred to Milestone Materials and renewed.
2015: Permit renewed.
2021: Permit renewed.

Conditions:

1. Mining is not to commence on Phase 2 until reclamation is substantially completed on Phase 1.
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 (over burden) 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 dewateres 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, 2021 or this permit becomes invalid.

Total Area: 115 ac.
Minable Area: 115 acres but currently permitted for 30 ac.
Active Areas: 29.3 ac.
Reclaimed Areas: approximately 3 ac.

Natural Elev: 1160 feet
Permitted Elev: 1130 feet.
Current Mining Elevation: Estimated at 1160 feet

Material Removed: 0 since 2020

Recyclable Amts: Approximately 5,000 cubic yards.

Road Access: County State Aid Highway #7 (Paved County Road – 10 ton per axel weight limit)

Other Permits: NPDES – General Permit MNG490081
DNR Permit - No dewatering.

Review Issues: As mentioned in the 2015 and 2021 review, mining by the previous operator (Tri-county Aggregate) was not contained to the permitted area or follow the submitted phase plan. When Milestone materials took over the pit in 2009 the violation had already occurred. Milestone Materials has been following the original plan and down some reclamation in the area outside of the permitted area but not a lot of activity has occurred in this pit.

Condition

Considerations: The planning commission should consider extending this permit another 5 years.

20. Applicant is responsible to initiate renewal proceeding on or before January 1, ~~2026~~ 2031 or this permit becomes invalid.

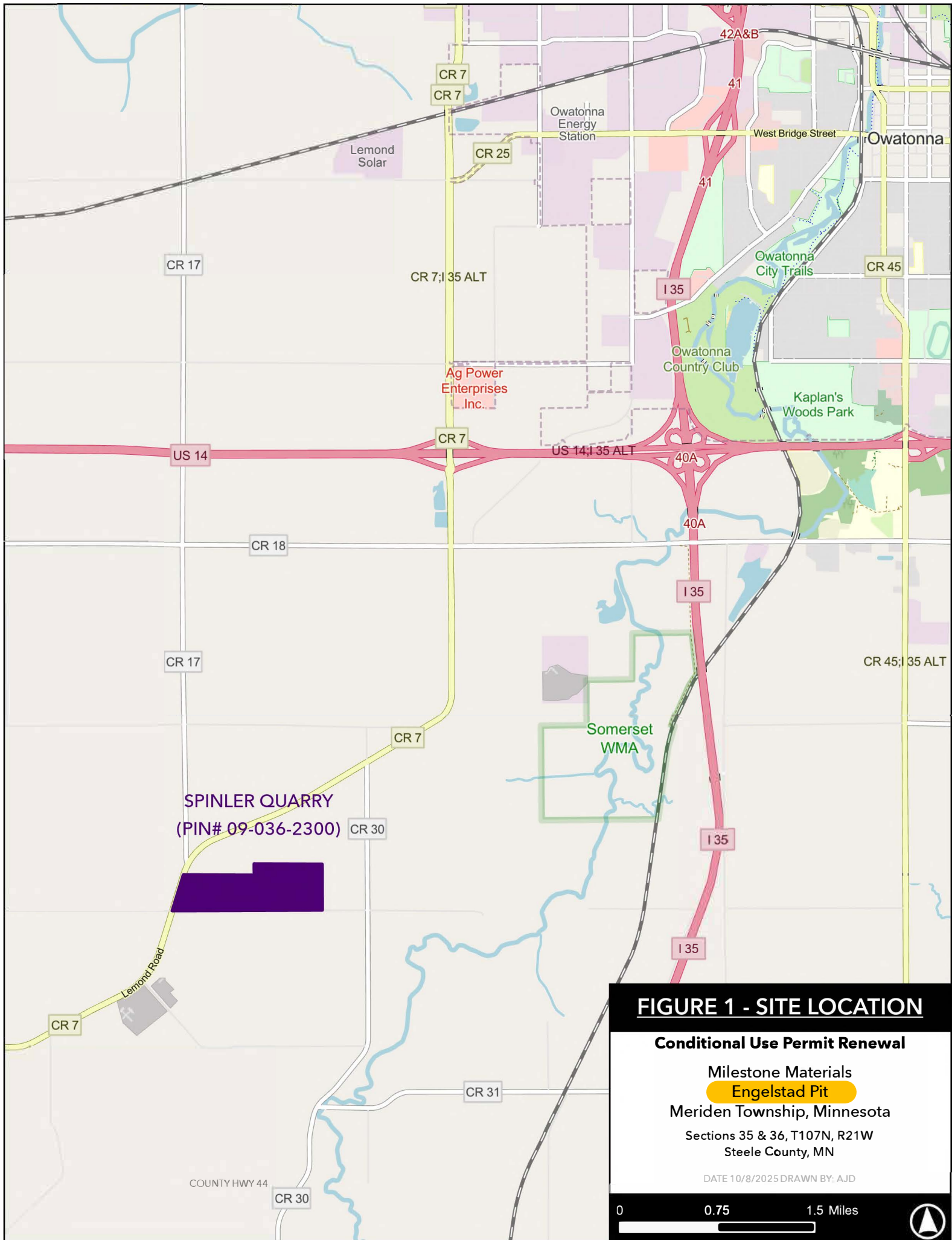


FIGURE 1 - SITE LOCATION

Conditional Use Permit Renewal

Milestone Materials

Engelstad Pit

Meriden Township, Minnesota

Sections 35 & 36, T107N, R21W
Steele County, MN

DATE 10/8/2025 DRAWN BY: AJD

0 0.75 1.5 Miles



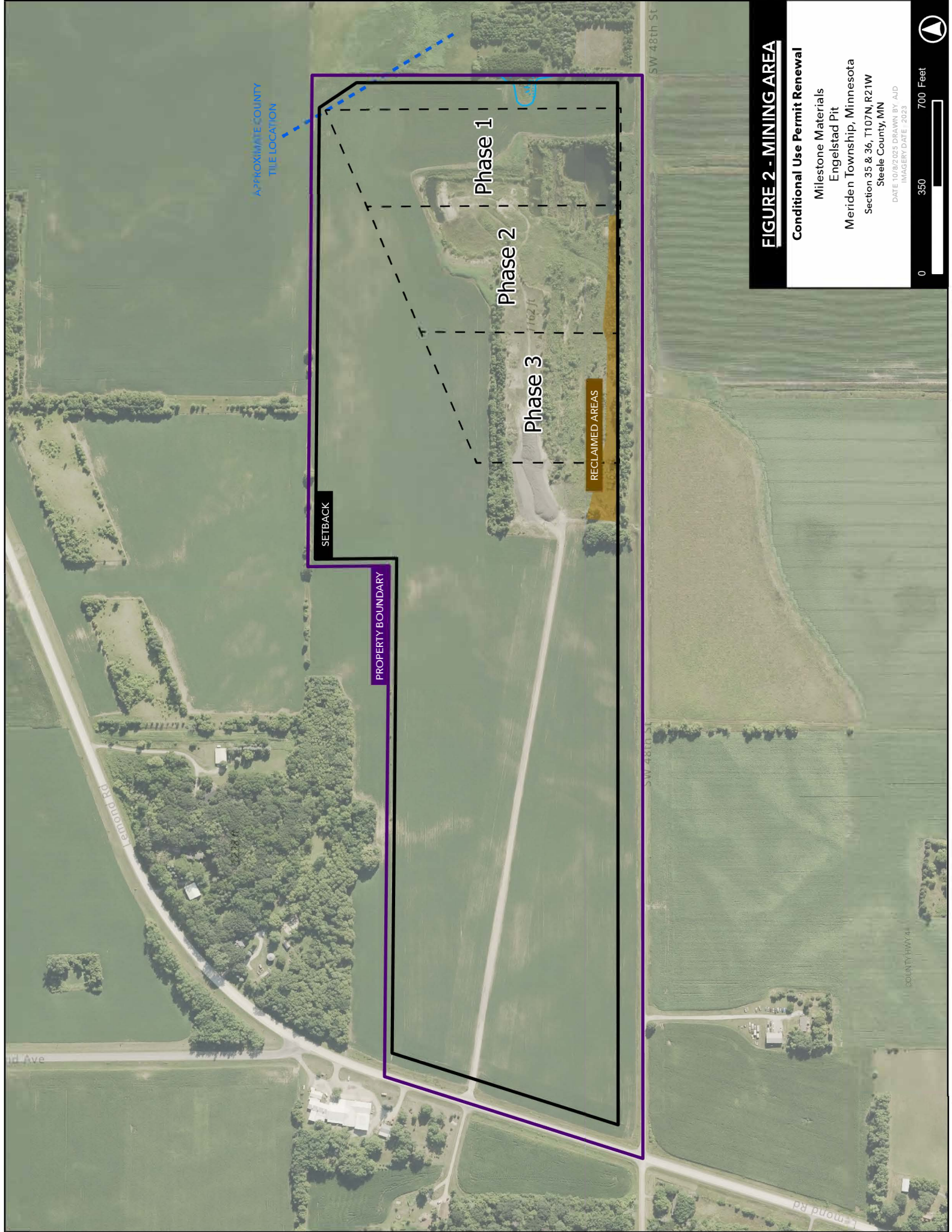


FIGURE 2 - MINING AREA

Conditional Use Permit Renewal

Milestone Materials
Engelstad Pit
Meriden Township, Minnesota
Section 35 & 36, T107N, R21W
Steele County, MN
DATE 10/8/2025 DRAWN BY AJD
IMAGERY DATE 2023

Staff Report
for
2025 Review of Conditional Use Permit #194
Milestone Materials – Spinler Quarry
(Sections 1,2,11,12 of Lemond Township)

Operator: Milestone Materials

Owner(s): Mathy Construction Company

Project Location: The North 3/4 of the NW1/4 of the NW1/4 of Section 12; AND
The North 3/4 of the NE 1/4 of the NE 1/4 of Section 11; AND
The SE 1/4 of the SE 1/4 of Section 2, lying easterly of a line 350 feet easterly and parallel with the centerline of County Ditch No. 5; AND
All that part of Section 1, lying south of SW 51st Street and lying easterly of a line 350 feet easterly and parallel with the centerline of County Ditch No. 5, and lying West of SW 43rd Avenue;
EXCEPT the following three parcels:

- 1) Beginning at the South line of the South Half of the Southeast 1/4 20 rods west of the centerline of SW 43rd Avenue; thence East 20 rods; thence northeasterly along the centerline of SW 43rd Avenue 65 rods; thence West and parallel to the South line of the South Half of the Southeast Quarter 52 rods; thence Southwesterly to the point of beginning;
- 2) The following described parcel lying South of SW 51st Street;
Commencing at the Southwest corner of the East 1/2 of the NE1/4 of the SW 1/4 of Section 1; thence West 640 feet along the South line of the W1/2 of said NE1/4 of the SW 1/4 to the point of beginning; thence North 330 feet; thence West 660 feet; thence South 660 feet; thence East 660 feet; thence North 330 feet to the point of beginning;
- 3) Beginning at the intersection of the east line of the West 1/2 of the SW 1/4 of the SW 1/4 with the centerline of SW 51st Street; thence South 0°40'00" West, (assumed bearing) 207.78 feet along the East line of the West 1/2 of the Southwest 1/4 of the SW 1/4; thence South 89°56'56" West 364.00 feet along a line parallel with the North line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4; ; thence North 0°00'40" East 350.64 feet to said street centerline; thence South 41°21'22" East 13.05 feet along said street centerline; thence Easterly along said street centerline and along a tangential curve concave to the North, central angle 48°18'53", radius 390.17 feet, arc length 329.01 feet; thence North 89°40'13" East 63.09 feet to beginning.

All in T 106 N, R 21 W, Town of Lemond, Steele County, Minnesota.

Zoning District: Agricultural District.

Permitted Uses: Quarrying of limestone, blasting, crushing, dewatering, wash plant, stockpiling of aggregate material, stockpiling of recyclable aggregate material.

Permit History:

1994	CUP #194 granted to Crane Creek Construction
1994	DNR Water Appropriation Permit #94-5056 issued allowing 41 mgy.
1998	Crane Creek Construction notified of CUP violations.

- Mining to a depth of approximately 100 feet or more.
- Quarrying and blasting which is an intensification of use beyond the limits of CUP #194.
- Dewatering has intensified beyond the limits of CUP #194 and DNR Permit #94-5056
- Discharge into ditch #5 has intensified beyond the limits of CUP #194
- Potential need for an EAW

1999 CUP #194 amended restricting mining to a depth of 25 until EAW completed.
 1999 NPDES Permit #0063045 amended allowing discharge to County Ditch 5.
 2000 CUP #194 reviewed.
 2000 EAW completed
 2000 DNR Water Appropriation Permit amended allowing 1,650 mgd
 2003 DNR Permit #94-5056 Monitoring Plan modified allowing instrumented well monitoring.
 2003 CUP #194 transferred to Milestone Materials
 2006 CUP #194 renewed
 2015 CUP #194 renewed
 2020 CUP #194 renewed

Conditions:

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, 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.

Total Area: 199 ac.

Minable Area: 180 ac.

Active Areas: 5 ac. of active mining.

10 acres of stockpiles, staging areas, scales etc.

Reclaimed Areas: 45 acres including the southern edge and the ponding area.

Natural Elev: 1160 – 1165
Permitted Elev: 1075 feet
Current Mining Elevation: 1166 feet

Material Removed: approximately 100,000 ton of material reported removed the last 5 years.

2025 – 0 Tons
2024 – 0 Tons
2023 – Approximately 22,000 Tons
2022 – 0 Tons
2021 – Approximately 78,000 Tons

Recyclable Amts: 20,000 cubic yards

Other Permits: NPDES – MN G490081
DNR Permit – 94-5056 allowing up to 1.65 billion gallons / year
2025 – 0 Gallons
2024 – 0 Gallons
2023 – 216,000 Gallons
2022 – 0 Gallons
2021 – 739,600 Gallons

Road Access: SW 51st Street (paved township road to County Road #7 (paved County Road)

Condition

Considerations: The planning commission should consider reviewing the permit again in 5 years by modifying the following condition. (~~strike through~~ is deleted. underlined is added)

12. The applicant is responsible to initiate renewal proceedings on or before January 1, ~~2026~~ 2031 or this permit becomes invalid.

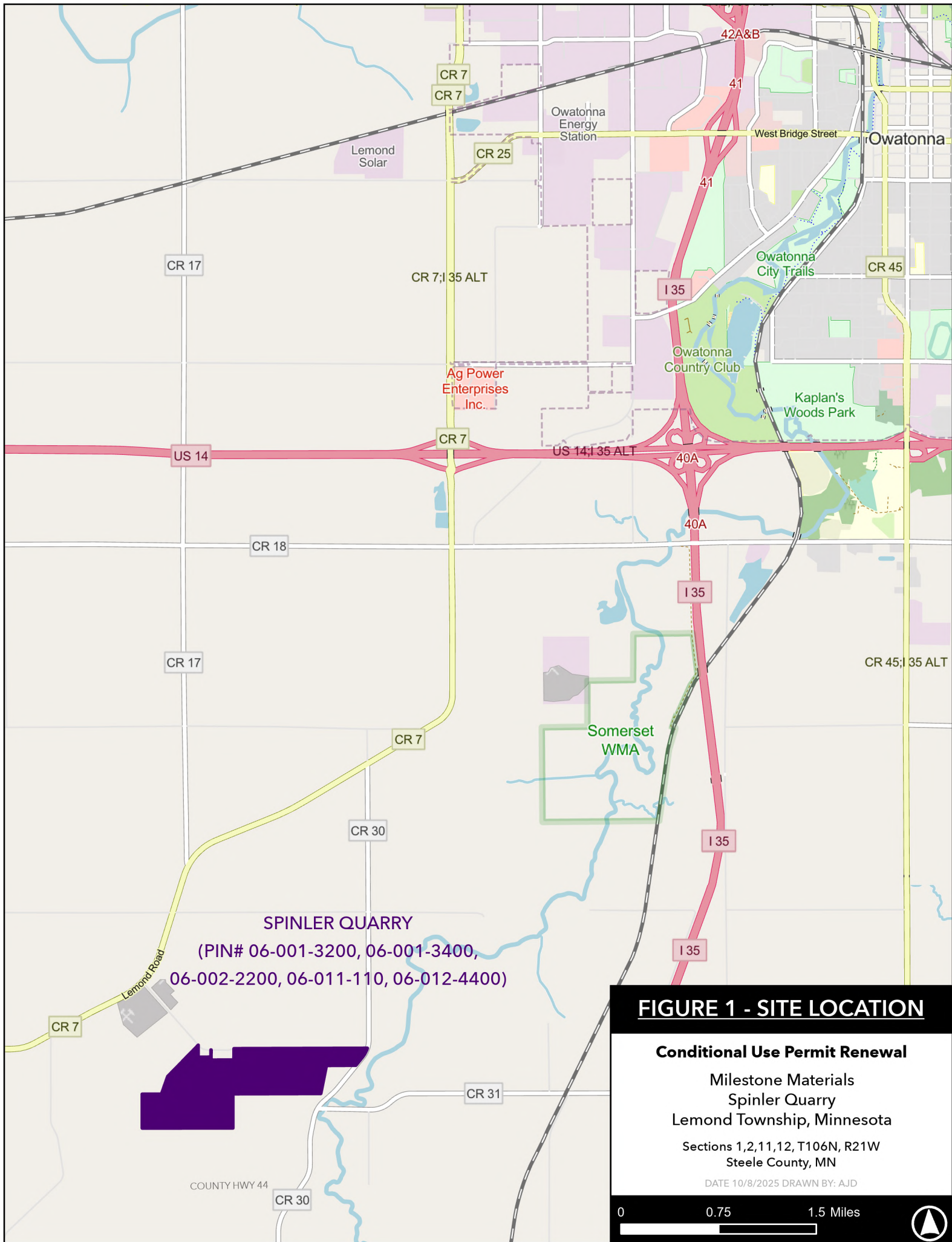


FIGURE 1 - SITE LOCATION

Conditional Use Permit Renewal

Milestone Materials
Spinler Quarry
Lemond Township, Minnesota

Sections 1,2,11,12, T106N, R21W
Steele County, MN

DATE 10/8/2025 DRAWN BY: AJD

0 0.75 1.5 Miles



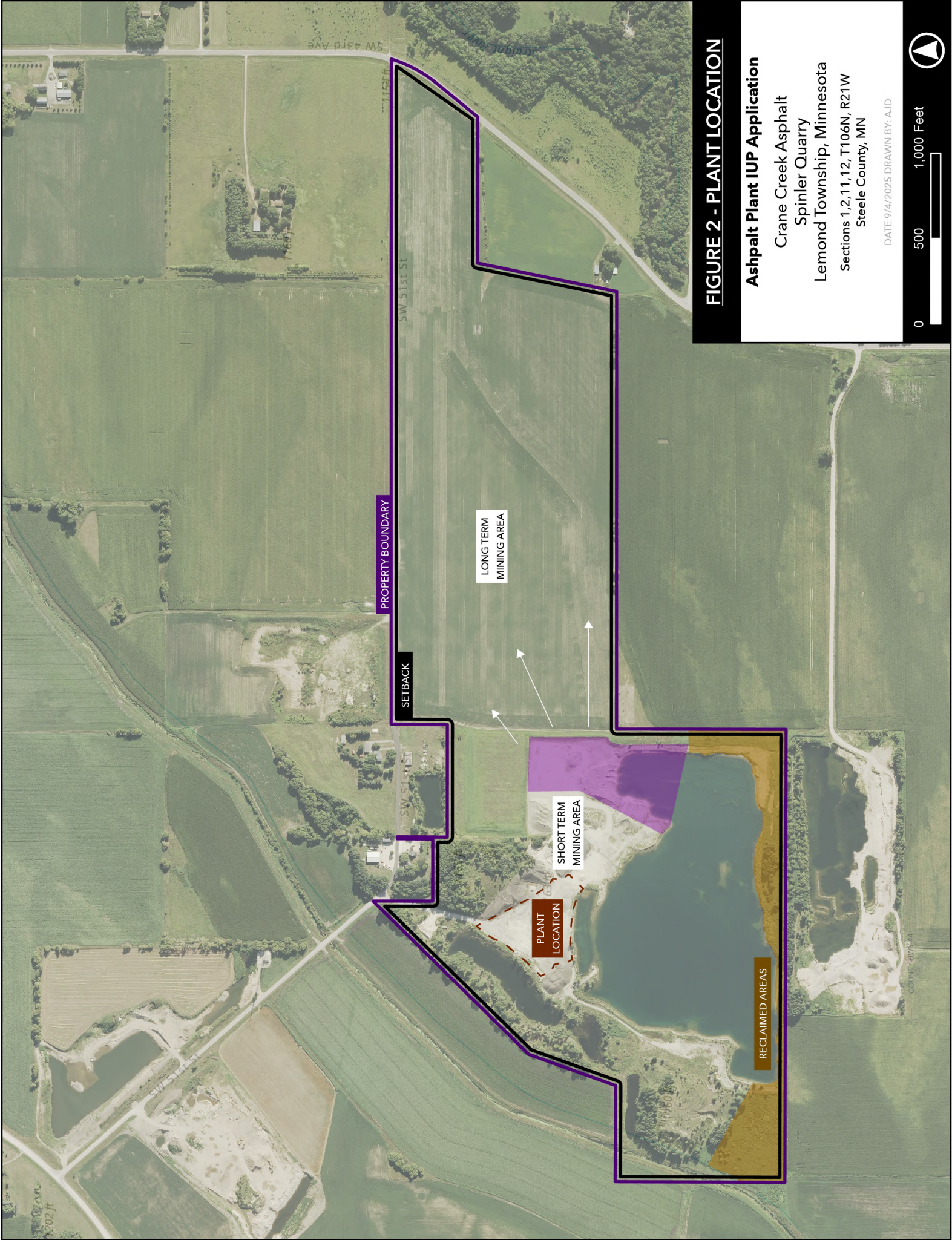


FIGURE 2 - PLANT LOCATION

Asphalt Plant IUP Application

Crane Creek Asphalt
Spinler Quarry
Lemond Township, Minnesota
Sections 1,2,11,12, T106N, R21W
Steele County, MN

DATE 9/4/2025 DRAWN BY: A.J.D



Staff Report
for
Interim Use Permit #2025-03
Crane Creek Asphalt
Asphalt Plant in Spinler Quarry

Applicant:

Crane Creek Asphalt

Property Owner:

Mathy Construction

Site Address:

5145 SW 51st Street
Owatonna, MN 55060

Legal Description of Property:

All that part of the West Quarter of the Southwest Quarter of Section 1, Township 106 North, Range 21 West, lying south of SW 51st Street and lying easterly of a line 350 feet easterly and parallel with the centerline of County Ditch No. 5;

Except:

All that part of the West Half of the Southwest Quarter of the Southwest Quarter and all that part of the West Half of the Northwest Quarter of the Southwest Quarter of Section 1, Township 106 North, Range 21 West, Steele County, Minnesota, described by: Beginning at the intersection of the east line of said West Half of the Southwest Quarter of the Southwest Quarter with the centerline of the Southwest 51st Street; thence South 0°40'00" West, assumed bearing 207.78 feet along the east line of said West Half of Southwest Quarter of Southwest Quarter; thence South 89°56'56" West 364.00 feet along a line parallel with the north line of said West Half of the Southwest Quarter of the Southwest Quarter; thence North 0°00'40" East 350.64 feet to said street centerline; thence South 41°21'22" East 13.05 feet along said street centerline; thence easterly along said street centerline and along a tangential curve concave to the north, central angle 48°18'53", radius 390.17 feet., arc length 329.01 feet; thence North 89°40'13" East 63.09 feet to beginning.

Project Description:

Portable Hot Mix Plant

Zoning District:

Agricultural District

Reason for Interim Use Permit Application:

Section 703.3 of the Steele County Zoning Ordinance allows temporary processing of concrete and/or bituminous material as Interim Uses in the Agricultural District.

General Criteria for Issuing an Interim Use Permit:

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

There will be no burden on parks, schools or utilities. Access to and from the site will be via SW 51st Street to County Road 7 (Lemond Road). SW 51st St. is a paved township road to the west and a gravel road to the east. In the past all traffic has been required to travel to the west.

b) The use is compatible, separated, or screened from adjacent agricultural or residential land so it will not deter development or depreciate the value of existing properties:

The surrounding land is predominately agricultural land and a few rural residences. This proposal should not have any effect on the agricultural land. The nearest residences are located approximately 750 feet north and 1250 feet northeast of the proposed site. Other residences are located 4000 feet or greater away. To mitigate inconveniences from noise we have limited operation hours in the past. The pit has a limit of 6:00 am to 7:00 pm, but we have allowed previous asphalt plants to operate from 5:30 am to 7:00 pm to allow for start-up time.

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

The appearance of the temporary bituminous plant will be screened by a spoil pile or separated by distance to surrounding properties. Its appearance will be similar to mining operations and should not have any negative effect on neighboring properties.

d) The use is related to the needs of the County and to the existing land use:

The existing land use is a gravel, sand, and quarry operation. A temporary bituminous plant is consistent with these activities if approved as an interim use.

e) The use is consistent with the purpose of the zoning ordinance and zoning district:

The zoning ordinance allows temporary storage, crushing and processing of concrete and/or bituminous material as an Interim use permit in the agricultural district. Asphalt plants have been permitted in this location numerous times with the most recent being in 2021, 2019, 2018, 2017, 2015, and 2013. Although the ordinance permits asphalt plants on a temporary basis as an interim use permit, it does not dictate the length of time the permit should cover. Historically we have permitted this type of plant for a single season, however in 2019 we allowed a plant at this site for two years, and in 2021 we allowed the permit for the hot mix plant to run concurrently with CUP #194 for 5 years. Mathy would like this permit to run for another 5 years with CUP #194. We have not had any concerns about the hot mix plant at this site since Mathy's has taken over the pit and the operation.

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

The use will create short term heavy truck traffic. Because of the existing gravel mine and quarry, this road routinely experiences heavy truck traffic and has been able to handle the traffic.

g) Existing businesses will not be adversely affected because of curtailment of customer trade:

An auto body shop is located approximately 1000 feet northeast of the plant location. Crane Creek has been operating an asphalt plant from this location without any issues from the body shop owner. Other businesses include other gravel pits. This proposed use should not affect these other gravel pits.

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

Access roads, drainage, and other necessary facilities appear to be adequate. The plant itself will need to meet MPCA requirements for emissions and fuel storage.

Staff Comments:

If the planning commission recommends approval, they may wish to consider the following conditions.

- 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.

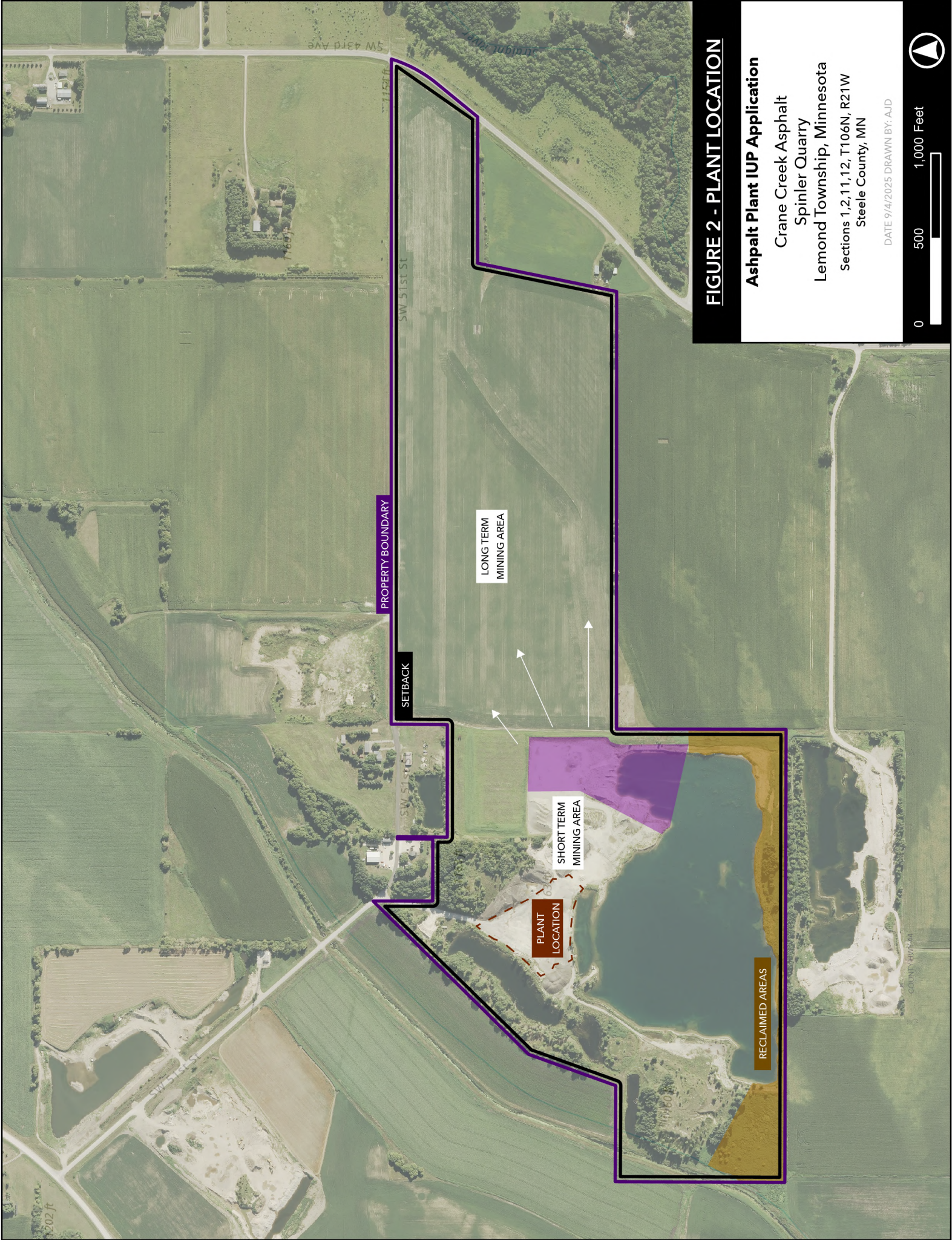


FIGURE 2 - PLANT LOCATION

Asphalt Plant IUP Application

Crane Creek Asphalt
Spinler Quarry
Lemond Township, Minnesota
Sections 1,2,11,12, T106N, R21W
Steele County, MN

DATE 9/4/2025 DRAWN BY: A.J.D



Staff Report
for
Cook Addition
Preliminary & Final Plat

I. Applicant(s):

Brian Cook

II. Land Owner(s):

Brian Cook

III. Zoning District:

Single Family Residential District

IV. Project Location:

All that part of the North Half of the Northwest Quarter of Section 21, Township 108 North, Range 20 West, Steele County, Minnesota, described by: Commencing at the Northwest Corner of said North Half of Northwest Quarter; thence North 89°44'32" East, assumed bearing, 1265.98 feet along the North line of said North Half of Northwest Quarter to the centerline of C.S.A.H. No. 45 (formerly Trunk Highway No. 65); thence South 3°19'49" East 550 feet along said C.S.A.H. No. 45 centerline to the True Point of Beginning; thence South 89°44'32" West 600 feet; thence North 0°15'28" West 70 feet, more or less, to the centerline of Straight River; thence Westerly and Southerly 800 feet, more or less, along said River centerline to a point, last said point being 748.23 feet South of, measured at 90° to, the North line of said North Half of Northwest Quarter; thence North 89°44'32" East 1310 feet, more or less, to said C.S.A.H. No. 45 centerline; thence Northerly along said C.S.A.H. No. 45 centerline and along a nontangential curve concave to the West, central angle 0°31'36", radius 1432.39 feet, chord North 3°04'01" West 13.6 feet, arc length 13.16 feet; thence North 3°19'49" West 186.12 feet along said C.S.A.H. No. 45 centerline to said True Point of Beginning; containing 6.22 acres, more or less. Subject to the right of way easement of said C.S.A.H. No. 45.

AND Parcel 3 as described on Steele County Highway Right of Way Plat No. 11, County State Aid Highway 45 within Section 21, T 108 N, R 20 W, as recorded at the Steele County Recorder.

V. Project Description:

Plat to combine parcels 12-021-4403 & 12-105-0003. 12-105-0003, the parcel to the east, was a right of way plat obtained by Cook. It must be platted to be combined with 12-021-4403, the parcel to the west. Once platted, Cook would like to build a house on the property.

VI. Platting Criteria:

1) Existing Parcel Lines:

The area is currently two separate parcels. The east parcel has 190 feet of frontage to County Rd. 45 N. This parcel is currently accessed through the parcel to the north. The west parcel has no direct access from the public road.

Proposed Parcel Lines:

The plat would remove the lot line separating the parcels.

2) Existing Services:

- No existing private well or septic system. Cook is working with a septic installer and the Steele County SSTS inspector.

3) Public Utilities:

No public utilities are being proposed. Power currently runs along County rd. 45 N.

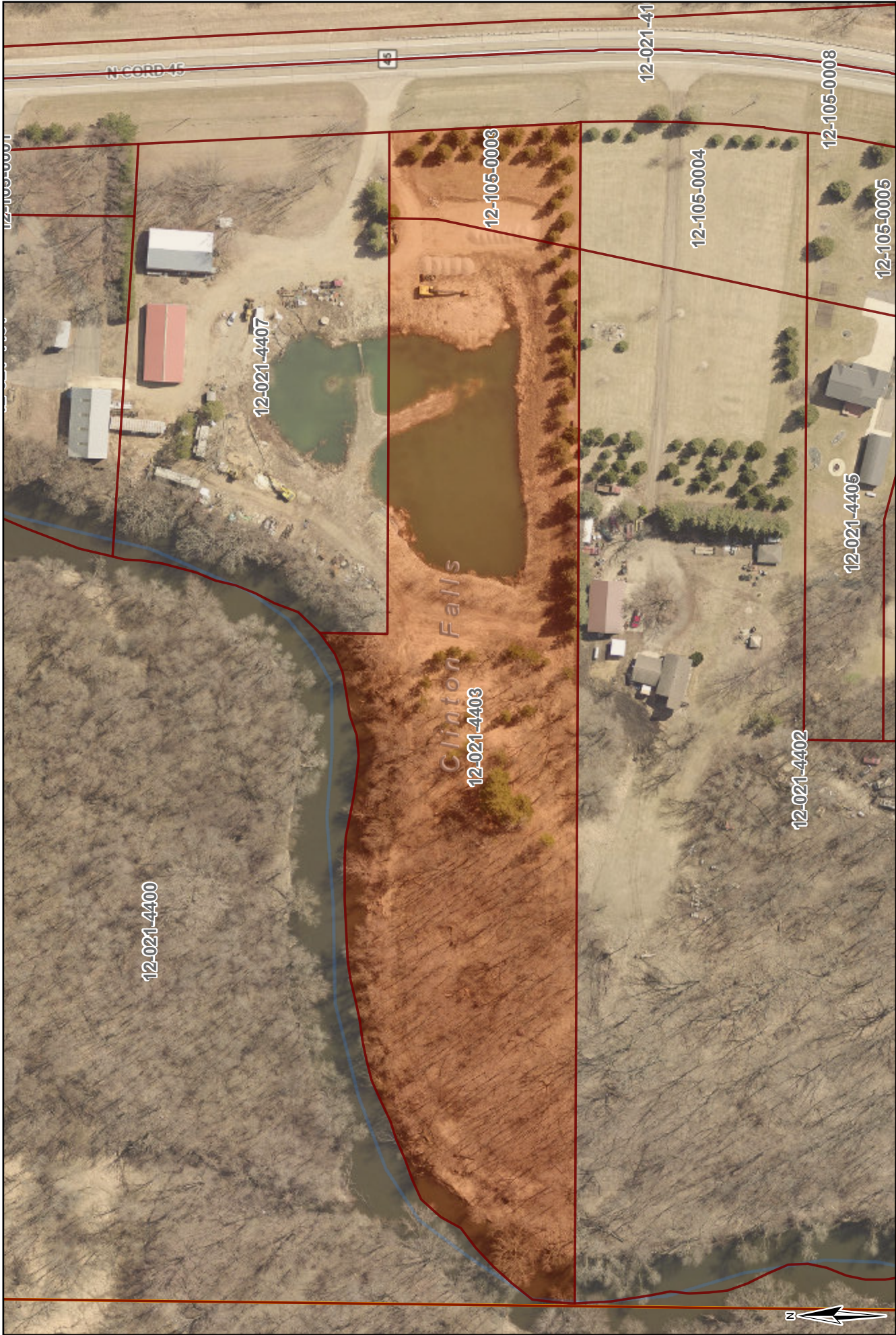
4) Roads:

No public roads are proposed.

5) Recommendations:

Conditions the planning commission should consider if they recommend approval are:

- A private driveway easement shall be located on the existing driveway, located on the parcel to the north, providing access to the parcel.



Steele County
GIS

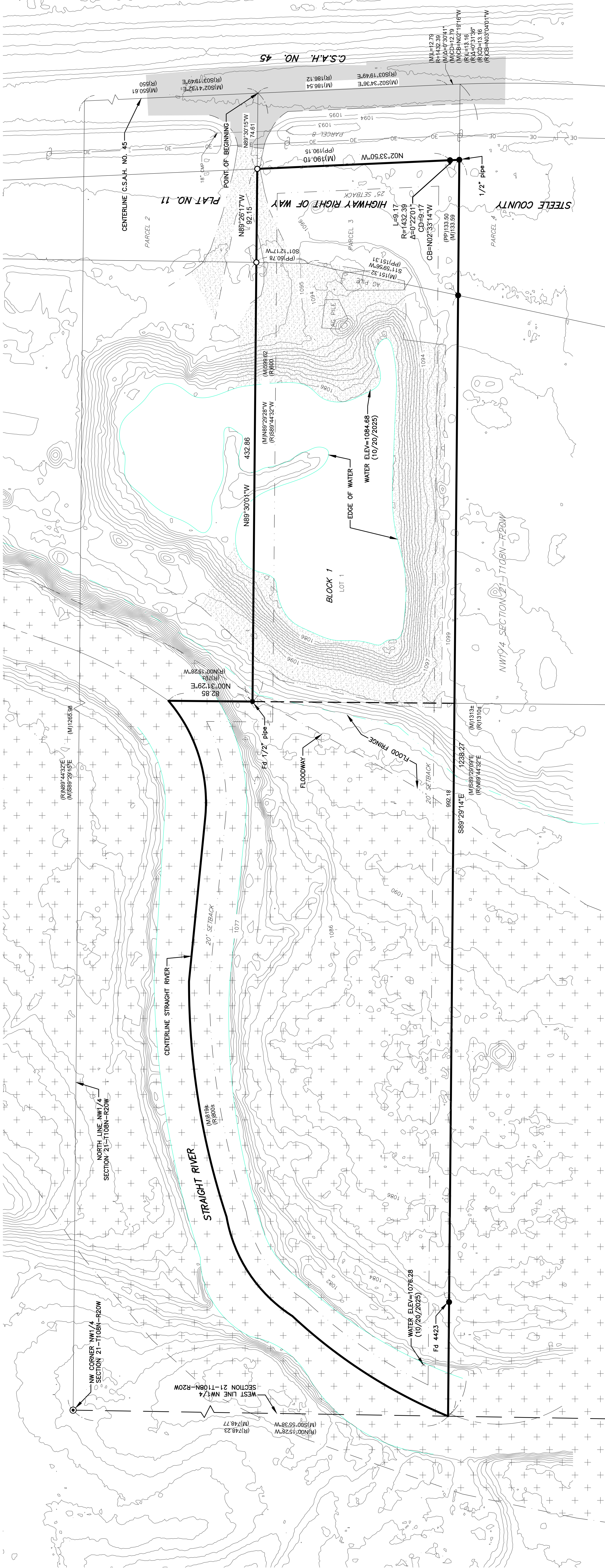
November 24, 2025

Cook Addition

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PRELIMINARY PLAT OF COOK ADDITION

IN N1/2 NW1/4 SECTION 21-T108N-R20W
STEELE COUNTY, MINNESOTA



OWNER INFORMATION

BRIAN M. COOK
5570 N. COUNTY ROAD 45
MEDFORD, MN 55060
681-238-1502
BRIAN@JUDCOMPANIES.COM

LAND SURVEYOR

JONES HAUGH & SMITH, INC.
SCOTT A. TUCHTENHAGEN
415 WEST NORTH STREET
OWATONNA, MN 55060
507-451-4588
SCOTT@JHSENG.COM

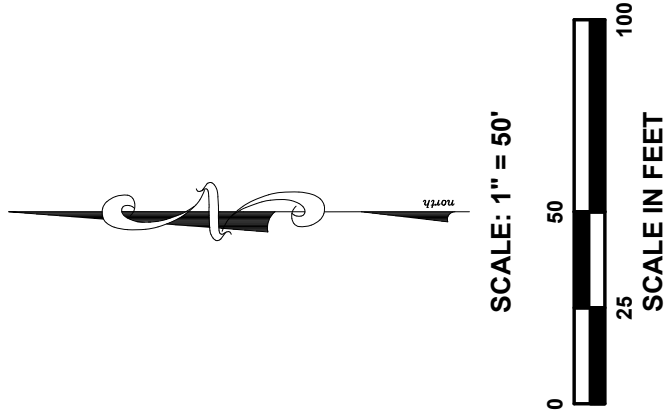
ZONING

EXISTING ZONE: R-1 SINGLE FAMILY RESIDENTIAL

SETBACKS:
Front Yard: 25'
Side Yard: 20'
Rear Yard: 20'

AREA

Gross = 5.97 ACRES±



LEGAL DESCRIPTION

All that part of the North Half of Northwest Quarter of Section 21, Township 108 North, Range 20 West, Steele County, Minnesota described by:

Commencing at the Northwest Corner of said North Half of Northwest Quarter; thence North 89° 44' 32" East, assumed bearing, 1265.98 feet along the North line of said North Half of Northwest Quarter to the centerline of C.S.A.H. No. 45 (formerly Trunk Highway No. 65); thence South 3° 19' 49" East 550 feet along said C.S.A.H. No. 45 centerline to the True Point of Beginning; thence South 89° 44' 32" West 600 feet; thence North 0° 15' 28" West 70 feet, more or less, to the centerline of Straight River; thence Westerly and Southerly 800 feet, more or less, along said River centerline to a point, last said point being 748.23 feet South of, measured at 90° to, the North line of said North Half of Northwest Quarter; thence North 89° 44' 32" East 1310 feet, more or less, to said C.S.A.H. No. 45 centerline; thence Northerly along said C.S.A.H. No. 45 centerline and along a noncircular curve concave to the West, central angle 0° 31' 36", radius 1432.39 feet, chord North 3° 04' 01" West 13.16 feet, arc length 13.16 feet; thence North 3° 19' 49" West 186.12 feet along said C.S.A.H. No. 45 centerline to said True Point of Beginning, containing 6.22 acres, more or less. Subject to the right of way easement of said C.S.A.H. No. 45.

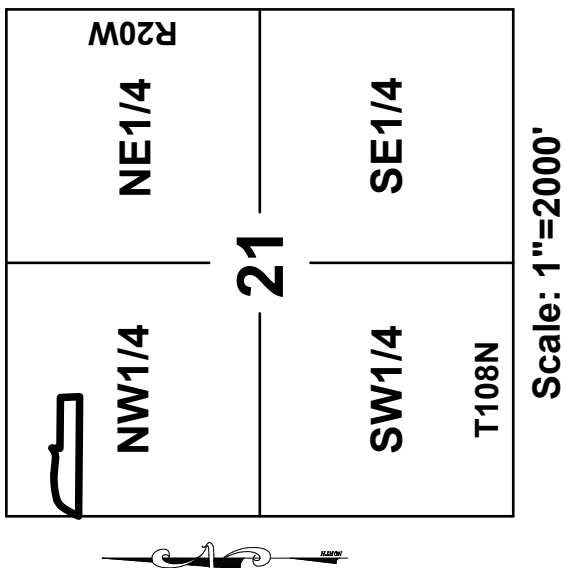
AND

Parcel 3 as described on Steele County Highway Right of Way Plat No. 11, County State Aid Highway 45 within Section 21, T. 108 N. R. 20 W., as recorded at the Steele County Recorder.

LEGEND

- = Steele County Iron monument-Found
- = 5/8 inch X 16 inch iron monument (capped RLS 52646)-Placed
- = Iron monument-Found
- OE— = Overhead Electric
- PP=Proportional Part
- M=Measured Distance
- R=Deed Distance
- 1272— = Elevation Contour Line (Steel County LIDAR Data)
- = Bituminous Surface
- = Gravel Surface
- = Flood Zone AE (BFE = 1090-1091)

VICINITY MAP



BASIS OF BEARING SYSTEM

All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Ham Adjustment Grid

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All that part of the North Half of Northwest Quarter of Section 21, Township 108 North, Range 20 West, Steele County, Minnesota described by:

Commencing at the Northwest Corner of said North Half of Northwest Quarter, thence North 89° 44' 32" East, assumed bearing, 1285.98 feet along the North line of said North Half of Northwest Quarter to the centerline of C.S.A.H. No. 45 (formerly Trunk Highway No. 65), thence South 3° 19' 49" East 550 feet along said C.S.A.H. No. 45 centerline to the True Point of Beginning, thence South 69° 44' 32" West 600 feet; thence North 0° 15' 28" West 70 feet, more or less, to the centerline of Straight River, thence Westerly and Southerly 800 feet, more or less, along said River centerline to a point, last said point being 748.23 feet South of, measured at 90°, to the North line of said North Half of Northwest Quarter, thence North 89° 44' 32" East 1310 feet, more or less, to said C.S.A.H. No. 45 centerline; thence Northerly along said C.S.A.H. No. 45 centerline and along a nontangential curve concave to the North, central angle 0° 31' 36", radius 1432.39 feet, chord North 3° 04' 01" West 13.16 feet, arc length 13.16 feet; thence North 3° 19' 49" West 186.12 feet along said C.S.A.H. No. 45 centerline to said True Point of Beginning, containing 2.62 acres, more or less. Subject to the right of way easement of said C.S.A.H. No. 45.

AND

Parcel 3 as described on Steele County Highway Right of Way Plat No. 11, County State Aid Highway 45 within Section 21, T108N, R20W., as recorded at the Steele County Recorder.

has caused the same to be surveyed and platted as COOK ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Brian M. Cook, a single person, has hereunto set his hand this _____ day of _____, 20____.

Brian M. Cook

STATE OF MINNESOTA
COUNTY OF STEELE

This instrument was acknowledged before me this _____ day of _____, 20____ by Brian M. Cook.

John Henry Schulte, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

I, Scott A. Tuchtenhagen, hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a true and correct representation of the boundary survey, that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Scott A. Tuchtenhagen, Licensed Land Surveyor
Minnesota License No. 52646

STATE OF MINNESOTA
COUNTY OF STEELE

This instrument was acknowledged before me this _____ day of _____, 20____ by Scott A. Tuchtenhagen, a licensed land surveyor.

John Henry Schulte, Notary Public, State of Minnesota
My Commission Expires January 31, 2026

I do hereby certify that on the _____ day of _____, the Board of Commissioners of Steele County, Minnesota, approved this plat of COOK ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Renaë Fry, County Administrator

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

Scott A. Tuchtenhagen, County Surveyor
Steele County, Minnesota

No delinquent taxes and transfer entered this _____ day of _____, 20____.

Jennifer Mueller, Property Tax and Elections Director
Steele County, Minnesota

I hereby certify that taxes payable for the year 2025 on the land hereinbefore described have been paid this _____ day of _____, 20_____.

Steele County, Minnesota

Filed in the Office of the County Recorder this _____ day of _____, 20____, at _____ O'clock _____ M., in Book _____ of Page _____, as Document Number _____.

Rick G. Kvien, County Recorder
Steele County, Minnesota



BASIS OF BEARING SYSTEM
All bearings are based upon the MnDot Steele County Coordinate system Nad 83 (11) Harn Adjustment Grid

	NW1/4	NE1/4
	SW1/4	SE1/4

⊙ = Steele County Iron Monument-Found
 ● = Iron Monument-Found
 ○ = 5/8" X 16 inch iron monument
 (capped LS 52646)-Placed
 unless otherwise noted
 ⇐ = Addition Corner
 PP=Proportional Part
 M=Measured Distance
 R=Deed Distance

BASIS OF BEARING SYSTEM

2026 Planning Commission Meeting Dates Tentative

Hearing Date

Monday, January 5, 2026

Monday, February 2, 2026

Monday, March 2, 2026

Monday, April 6, 2026

Monday, May 4, 2026

Monday, June 8, 2026

Monday, July 6, 2026

Monday, August 3, 2026

~~Monday, September 7, 2026~~ Labor Day

Monday, August 31, 2026 Monday, September 14, 2026

Monday, October 5, 2026

Monday, November 2, 2026

Monday, December 7, 2026