



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, ~~strikethrough~~ 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 1/2 of the SW 1/4, 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 women 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. Bardy 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.