The Meeker County Planning Commission met at the Courthouse in Litchfield, MN at 5:00pm on July 25, 2017 to consider the following Interim Use Permit and other business before the Board. Present was Chairman Dahlman, Hempel, Euerle, Loff, Jans and Zoning Administrator Cote.

5:01pm
Chairman Dahlman calls the meeting to order. There is a quorum.

The board states their name for audio recognition.

Dahlman asks the Board if they have any corrections or additions to the May 23, 2017 meeting minutes. None are noted.

Jans makes a motion to approve the meeting minutes.
Loff seconds the motion.
Motion carried 5-0.

5:03pm
Dahlman opens the public hearing for McCarthy Gravel, Inc. (applicant), 67677 MN Hwy 24, Litchfield, MN 55355 and Leslie M. Loff (owner), 65705 – 330 Street, Litchfield MN 55355. That part of the West 740 feet of the East 840 feet of the South 535 feet of the Southeast Quarter (SE ¼), more fully described in the application, Section Four (4), Township One-Hundred Twenty (120), Range Thirty (30), Forest City Township. A renewal of an existing Interim Use Permit application to operate the pit for mining, crushing, stockpiling and processing of aggregate material in the A-1 Agricultural Preservation District.

Jim McCarthy is present for this hearing.

Cote: This is a renewal application to mine, crush and process aggregate on an A-1 zoned property located in Section 4 of Forest City Township which is currently owned by Les Loff. The applicant is proposing to mine a 9.09 acre piece of land which is a portion of a 43 acre parcel. This site was first approved for 3.20 aces of aggregate mining on 7/19/2011, which permit expires on 7/19/2017. The applicant/property has indicated approximately 50,000 cubic yards of material will be mined during the duration of this permit. There is an observed groundwater elevation of 1141 according to the application data. No dewatering is proposed as part of this application. There is an established pit floor elevation of between 1164 and 1166. There is a small area on the southeasterly portion of the pit that is at an 1156/1158 elevation. As per the IUP from 2011 the preferred route for traffic is 330th Street west to CSAH 2. An appropriate reclamation plan is in place which shows the proposal is to grade and backfill the areas, cover them with sufficient topsoil and establish an appropriate ground cover to prevent erosion. Mining must meet all required setbacks as per Article 22.15.D of the Zoning Ordinance which includes a 100’ mining setback to the property line of adjoining property and 500’ from a non-owner operator residence. Mr. McCarthy has not yet submitted to Meeker County a copy of his NPDES permit.

Cote asks McCarthy if he has an NPDES permit.

McCarthy wonders why he needs one. He states that he has an emissions permit for dust.
Cote asks for a copy. She states that an NPDES construction storm water permit is for the storm water portion, and there is an NPDES MNG49 for sand, gravel and asphalt mining.

Dahlman reads through the conditions:

1. The hours of operation on this site are 6 a.m. to 9 p.m., Monday through Friday and 6 a.m. to 6 p.m. Saturdays, with no operations on Sundays or holidays.
2. This permit shall expire six (6) years from the date of the County Commissioners final approval of this Interim Use Permit with an inspection occurring at approximately three (3) years or midpoint of the duration of the permit, whichever is least.
3. Dust control measures must be implemented on this site to minimize dust.
4. Within one (1) year after the operation ceases and the permit expires the applicant must have the site completely rehabilitated according to the reclamation plan unless the applicant has made application for renewal of the permit before the existing permits has expired.
5. Dust control measures must be implemented on haul roads prior to commencing operations in said pit.
6. The applicant must participate in road maintenance on the haul roads when hauling out of this pit.
7. The applicant/property owner must maintain all required setbacks for said aggregate mining operation.
8. Applicant must comply with all the MPCA noise standards, which are 65 decibels during daytime use and 55 decibels during nighttime use.
9. The preferred haul route from this pit shall be west on 330th Street to County Road 2.
10. Applicant/property owner shall follow all Federal, State, and Local rules and regulations and receive all required permits prior to commencing operations in this aggregate pit.

Cote says that an individual had called stating that there is not enough dust control during operation.

Jans asks if a storm water permit is required.

Cote says yes, although the Board covers it in the conditions stating, “Applicant/property owner shall follow all Federal, State, and Local rules and regulations and receive all required permits prior to commencing operations in this aggregate pit”.

Loff abstains from voting due to the fact that he is the property owner.

Hempel makes a motion to close the public hearing.
Euerle seconds the motion.
Motion carried 5-0.

Jans makes a motion for approval with conditions.
Hempel seconds the motion.
Motion carried 5-0.

5:20pm
The Board goes over Other Business.

**Proposed Lake Union Church rezoning:**
Cotes states that she spoke with the church and the cemetery association and both gave written notification that they are okay with the county rezoning their property. She got a price quote of $1200
from Northstar Surveying for the survey work. Cote will have to take the quote to the County Commissioners to see if they will approve this expenditure.

Cote is looking for a motion and a second from the Planning Commission for her to take this in front of the County Board for approval of allocating funds to rezone.

Cote states that if the County Board denies this, she will try to put the funds in next year’s budget.

Jans makes a motion for approval.
Euerle seconds the motion.
Motion carried 5-0.

5:28pm
The Board reads Dwight Dahlman’s letter of resignation from the Chairman position. He would like to step down to give the replacement Chairman time to transition, effective August 1, 2017.

The Board agrees that Vice Chairman, Greg Jans, will move up to Chairman.

Dahlman makes a motion to elect Kim Hempel as Vice Chairman.
Jans seconds that motion.
Motion carried 5-0.

5:39pm
Cote states that at the next meeting there will be meetings on Solar Arrays and material movement.

Dahlman asks, at what point do we require permits for solar arrays. The Board has discussions and reads through the ordinances.

5:43pm
The Board looks in their ordinance book regarding a storage building versus commercial use.

Dahlman talks about the Dahlman Seed Company. They constructed a “storage shed” with a Land Use Permit. The building is 225x210. Are they beyond “Ag” and should be zoned “Commercial”? Much of what they are doing is for other people.

Cote states that the township is having road issues. Apparently, the road is very damaged due to their trucks.

The Board looks over pictures.

Cote asks the Board their thoughts-- Are they beyond “Ag” and should be zoned “Commercial”? Should they get a CUP? If they have a CUP, there would be conditions regarding the road. An After-the-Fact CUP can be requested.

The Board discusses. They are asked to think about this and will talk about it again at the next meeting.

Jans makes a motion to adjourn.
Hempel seconds the motion.
Motion carried 5-0.