

**Summary of the
MEEKER COUNTY PLANNING COMMISSION
January 17, 2023 – MEETING MINUTES**
Audio Available

The Meeker County Planning Commission held a meeting on **January 17, 2023 at 5:00pm** to consider the following Interim Use permit application and other business before the Board. Present was Smith, Turck, Schreiber, Hempel, Jans, Salzl, Euerle and Zoning Administrator Schultz.

5:01pm

Schultz calls the meeting to order. There is a quorum.

The Board states their names for voice recognition and to introduce themselves to the new board member Derek Schreiber.

Schultz asks the Board for a nomination for the Planning Commission Chairperson.

Hempel nominates Jans.

Smith moves to cease nominations.

Hempel makes a motion to approve Jans as Chairperson.

Smith seconds the motion.

Motion carried 7-0.

Jans asks the Board for a nomination for Vice Chairperson.

Smith nominates Hempel as the Vice Chairperson.

Salzl seconds the motion.

No other nominations.

Motion carried 7-0 for Hempel as Vice Chairperson.

Jans asks the Board if they have any corrections or additions to the December 13, 2022 meeting minutes. Names are noted to be changed.

Hempels makes a motion for approval.

Turck seconds the motion.

Motion carried 7-0.

5:05pm

Jans opens the public hearing for Knife River Corporation – North Central, 4787 Shadow Wood Drive NE, Sauk Rapids, MN 56379. That part of the South Half (S ½) of the South Half (S ½) of the Southwest Quarter (SW ¼) of Section Eight (8) and that part of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section Seventeen (17), more fully described in the application Sections Seven (7), Eight (8) and Seventeen (17), Township One Hundred Nineteen (119), Range Twenty Nine (29), Dassel Township. A renewal of an Interim Use Permit Application to mine, process, stockpile, wash and store aggregate material in an A-1 Agricultural Preservation District and within the Shoreland District.

Holly Runnoe is present for this hearing.

Schultz:

This is a renewal of an existing Interim Use Permit #14440 for the Merrill gravel pit located in part of Government lot 4 and the Southwest Quarter of the Southwest Quarter (SW ¼ of SW ¼) in Sections 7,8

and 17, Township 119 and Range 29 of Dassel Township. This site is within the shoreland district of the Natural Sensitive Maynard Lake. A Conditional Use Permit was first issued in 1996 for gravel mining and processing. An Interim Use Permit was first issued in 2010 with the last renewal permit approved in 2016 that just expired December 20, 2022.

The applicant is requesting to continue the operation of aggregate mining and processing. Currently there is approximately 27 acres that have been open mined from 2021 Beacon photography with this IUP approval the site could expand to possibly 35 acres dependent on demand from submitted maps. Hours of operation will be Monday through Friday from 6 a.m. to 9 p.m. and Saturdays from 6 a.m. to 6 p.m. Approximately 2-3 workers will be working on site with portable toilets provided for them.

The stockpiles on this site are proposed to be placed strategically near where the processing operations are taking place at the current time. Locations of the stockpiles are determined by what product needs to be processed and storage availability. Mining and processing include the use of portable crushing equipment, screens, conveyors and loaders.

The observed groundwater elevation on site is 1037.58. There should be no run off from this pit; everything slopes back into the pit. There is a required 300' buffer to the Ordinary High-Water Level of Maynard Lake for operations. There is an existing dwelling east of this pit that the required 500' setback must be maintained to that dwelling as well as any other dwelling.

- There is a well on site for washing purposes. No wash water is discharged from the site.
- The site has MPCA NPDES permit MNG490003 issued December 2017, Air Emission permit #00900035-002 issued October 2007 and Water Appropriation permit #99-4026 for 9 million gallons per year issued November 2002 for this site.
- The land is proposed to be returned to Agriculture once operations cease.
- There is no estimate of cubic yards during this mining period. As indicated in the application it is dependent upon the work they receive.

Jans states that he viewed the pit from a distance.

Euerle says they got a partial view as there was a lot of snow.

Schultz passed around aerial maps from 2016.

Hempel asks if there have been any complaints for this pit since 2016. *No*

Smith makes a motion to close the public hearing.

Euerle seconds the motion.

Motion carried 7-0.

Schultz reads the possible conditions:

1. The hours of operation shall be 6 a.m. to 9 p.m. Monday through Friday, 6 a.m. to 6 p.m. on Saturdays with no operations on Sundays or Holidays.
2. Dust control must be maintained on public haul roads and Knife River must participate in the maintenance and upkeep of the haul roads. The roads must be brought back to the condition that they were in previous to the aggregate washing, crushing and mining operation.
3. If there is a noise complaint a representative of Knife River must meet with the complainant and take a decibel reading from said complainants dwelling.
4. This permit shall expire in six (6) years from February 7, 2023 with an inspection occurring at approximately three (3) years or mid-point of the duration of the permit, whichever is least.
5. Erosion control shall be installed on-site to prevent runoff of material into sensitive areas.

6. The applicant shall submit an updated mining drawing which accurately shows the pit boundaries and also the required 100' setback to a non-owner operator property on the northerly portion of this pit. Said drawing shall be made Exhibit A of this application.
7. The applicant must maintain a minimum setback of 300' from Maynard Lake with their mining, crushing and washing operation as is indicated on the drawing submitted with this application to help act as a noise barrier. No trees or vegetation within the 300' setback area of Maynard Lake shall be removed.
8. Knife River shall make reasonable effort to notify any interested individual who has contacted Knife River and provided them with appropriate and correct contact information a minimum of five (5) days prior to commencing operations in this pit.
9. Reclamation must take place as stated in the Meeker County Zoning Ordinance of 1992 Section 22.15B.

Hempel asks why #3 and #8 are listed.

Runnoe explains that at their 2016 hearing there were neighbors who had complaints, so these conditions were added. She is fine leaving in these conditions. It keeps everyone covered.

Smith asks what the decibel readings have been.

Runnoe says 60 decibels, which is the state regulation for mining. In the morning and early evenings strobe lights go on instead of beeping when backing up.

Euerle makes a motion for approval with the conditions.

Hempel seconds the motion.

Motion carried 7-0.

5:18pm

“Other Business” – Private cemetery

Schultz explains that Isak Ware wants to bury his ailing wife on his property. This requires the land to be platted and plotted, so it could take approximately 3-4 months. There are also state regulations as to how the body is handled.

Schultz told Ware to come to this hearing and explain to the Board his reasoning. Since he didn't come, it will still be required if Ware wants to pursue this.

5:31pm

Smith makes a motion to adjourn.

Turck seconds the motion.

Motion carried 7-0.