

**Summary of the
MEEKER COUNTY PLANNING COMMISSION
March 8, 2022 – MEETING MINUTES**
Audio Unavailable

The Meeker County Planning Commission held a meeting on **March 8, 2022 at 5:00pm** to consider the following Conditional Use and Interim Use permit applications and other business before the Board. Present was Jans, Hempel, Euerle, Smith, Salzl, Turck, Loff and Asst Zoning Administrator Ankrum.

5:00pm

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

The Board states their names for voice recognition.

Jans states that at the end of this meeting he would like to talk to the Board about poultry inspections.

Jans asks the Board if they have any corrections or additions to the February 8, 2022 meeting minutes. None are noted.

Salzl makes a motion for approval.

Euerle seconds the motion.

Motion carried 7-0.

5:01pm

Jans opens the public hearing for Meeker Washed Sand and Gravel, Inc/Justin Sing, 20090 640th Ave, Darwin, MN 55324. Property located at That part of the North (N) 450 feet of the West (W) 625 feet and That part of the South Half (S ½) of the Northeast Quarter (NE ¼), more fully described in the application. Section Eighteen (18), Township One Hundred Eighteen (118), Range Thirty (30), Ellsworth Township. A renewal of an existing Interim Use Permit application to mine and process aggregate material in an A-1 Agricultural Preservation District.

Justin Sing is present for this hearing.

Ankrum: This mining pit encompasses approximately 126 acres. The applicant has applied for a renewal of an Interim Use Permit to continue to mine gravel for 6 years. This site was first permitted in 1994. An EAW was completed for this site in 2007. They also were granted a variance in August of 2009 for a zero-foot setback to their west property line for aggregate mining, which is shared with Dunnick and Viggo Christensen. In 2016 the site was permitted to operate an 84.44-acre aggregate pit along with the associated processing of said material which includes crushing and washing.

The application is asking for 39 acres to be operated as an aggregate pit. All of the wash water on site is recycled. There is an established floor for both the crusher and the wash plant which are located at 1116' elevation. The water table is at 1106'. There is no dewatering proposed as part of this operation. The applicant has estimated approximately 500,000 cubic yards of material will be mined during the duration of this permit. Due to the topography of the land, any surface water shall run back into the pit. There are a number of stock piles on-site, which have a maximum height of 42 feet. The approximate end of life of the pit is 20 additional years. An appropriate reclamation plan is in place.

Smith says that this pit is in his backyard and they've always done a good job.

Ankrum read proposed conditions:

1. The hours of operation on this site for the operation of the aggregate mining and washing are 6 a.m. to 9 p.m., Monday through Friday and 6 a.m. to 6 p.m. on Saturdays. No operations on Sunday and holidays.
2. Meeker Washed Sand and Gravel, Inc. must comply with all the MPCA noise standards, which are 65 decibels during daytime use and 55 decibels during nighttime use.
3. This permit shall expire six (6) years from the date of the Meeker County Board of Commissioners final approval of this Interim Use Permit.
4. There shall be an inspection occurring at approximately three (3) years or mid-point of the duration of the permit.
5. All trucks and vehicles shall enter and exit this site by using either the 195th street entrance on MN Hwy #22 or using CSAH 9 to 198th street to the 195th street entrance.
6. Newly created berms and stockpiles must meet the required 100-foot setback to the centerline of township roads.
7. Dust control measures must be implemented on this site and all gravel haul roads to minimize dust.
8. No more than 39 acres of land shall be actively mined at any point in time on this site as shown on the survey submitted.
9. The applicant must participate in road maintenance on all haul roads. The applicant shall follow all weight restrictions placed on roadways and shall maintain accurate and appropriate records of all maintenance participation.
10. Any rocks and or aggregate material spilled from trucks coming or going to the pit shall be immediately cleaned off of Highway 22 and CSAH 9.
11. Within one (1) year after the mining operation ceases and the permit expires the applicant must have the site completely rehabilitated. i.e. rap piles (concrete/asphalt) and equipment except as permitted unless the applicant has made application for renewal of the permit before the existing permit has expired.
12. The applicant must obtain any Federal, State or County agency permits if required.

Sing states that he is a little concerned about #6.

Jans and the Board discuss it and realize there is not an issue.

Hempel makes a motion to close the public hearing.

Loff seconds the motion.

Motion carried 7-0.

Smith make a motion for approval with the conditions.

Hempel seconds the motion.

Motion carried 7-0.

5:14pm

Jans opens the public hearing for Robert & Susan Erickson, 907 W Birch Ave, Olivia, MN 56277. Property located at Lot Thirteen (13), Benson's Beach, Lake Washington, Dassel Township. An application for a renewal of an existing Interim Use permit to locate a recreational camping vehicle on site for more than thirty (30) continuous days within the R-1 Suburban Residential District and within the Shoreland District.

Bob & Sue Erickson are present for this hearing.

Ankrum: This property is approximately 19,000 square feet of an R-1 zoned riparian lot 13 of Benson's Beach formed June of 1959. This property was purchased by the current owners in 2020. The property was issued a CUP in 1987 for placement of a small mobile home. Renewals for the home were granted in 2011 and 2016 for 5 years each. The latest IUP expired December 20, 2021. The septic system for the trailer was compliant February of 2021.

The property owners have made application to renew the IUP to allow the RV/trailer to remain on the property for another 5 years.

Jans say that he viewed the property with Cory Salzl and everything looked good.

Ankrum read proposed conditions:

1. This RV/trailer must be served by a conforming SSTS system.
2. The applicant shall obtain all required permits and maintain all setbacks.
3. This Interim Use permit shall expire five (5) years from the date of final approval from the Board of Commissioners.

Erickson's state that they are ok with the conditions.

Salzl makes a motion to close the public hearing.

Euerle seconds the motion.

Motion carried 7-0.

Hempel makes a motion for approval with the conditions.

Loff seconds the motion.

Motion carried 7-0.

5:17pm

Jans opens the public hearing for Mike Wichman (applicant), 13195 230th St, Hutchinson, MN 55350 and Luke Klitzke (owner), 65506 210th St, Litchfield, MN 55355. Property located at Lot One (1) of Shady Wood, Lot Four (4), Block One (1) of Manuella Beach Fourth Addition and Part of Government Lot Three (3) of Section Nine (9), Township One Hundred Eighteen (118), Range Thirty (30), more fully described in the application, Lake Manuella, Ellsworth Township. A Conditional Use application to move more than ten (10) cubic yards of material in the Shore Impact Zone and more than fifty (50) cubic yards of material in the Shoreland District in the R-1 Suburban Residential District and within the Shoreland District.

Mike Wichman and Luke Klitzke are present for this hearing.

Ankrum: These three parcels total approximately 49,000 square feet. Currently there is a house and detached garage on the property that were built in 1997. A lake setback variance was granted in 2003 to allow an addition on the garage. All three lots were combined in January 27, 2021. Septic was compliant on February 11, 2022.

The property owners are requesting to install 880 square feet of boulder retaining walls over 5 tiers. 1700 square feet of pavers and 50 steps. Total volume of materials used for the project will be 80 cubic yards of rock, 24 yards of gravel, 20 yards of pavers and steps, and approximately 20 yards of soil according to the site plan. Total cubic yards of material to be brought on site will be approximately 144 cubic yards. No rip-rap is planned to be installed. This project is intended to replace the failing railroad tie terraced landscaping on the property.

Ethan Jenzen, DNR Area Hydrologist, has not yet commented at the time of this meeting.

Salzl thinks this is a good project. It is very steep.

Jans agrees. It needs to get fixed before the railroad ties fail.

Hempel asks about impervious coverage. *It's 49,000 square feet because all three parcels were*

Combined, so no issues.

Smith makes a motion to close the public hearing.

Turck seconds the motion.

Motion carried 7-0.

Ankrum reads the proposed conditions:

1. The total cubic yardage of material moved and/or brought onto this site shall be a maximum of 167 cubic yards.
2. Engineering completed by a structural engineer licensed in the state of Minnesota for any walls that are four feet or taller.
3. The project shall be completed as per the plans submitted with this application.
4. All required additional permits shall be obtained if needed prior to commencing the project or project extends beyond scope submitted.
5. Erosion control shall be implemented and maintained on-site until permanent vegetative cover is established to prevent erosion of material into sensitive areas.
6. The applicant and/or property owner shall notify Meeker County Planning & Zoning within seven days of completion of this project.

Salzl makes a motion for approval with the conditions.

Turck seconds the motion.

Motion carried 7-0.

5:24pm

General Discussion:

Jans states that the final plat for Tom Smith is complete.

Hempel makes a motion to approve.

Euerle seconds the motion.

Motion carried 7-0.

5:27pm

Jans says that the Garaghty final plat is complete as well.

Ankrum reads the findings: This plat is made up of Parcel 13-0192002 which is approximately 8.8 acres and parcel 13-0192004 approximately 10.1 acres. Property 13-0192004 was partially rezoned to R-1 Suburban Residential in 1999 to allow for a dwelling on the northern part of the property with the southern 370 feet of the parcel staying A-1 Agricultural Preservation. This property is located within the shore land district of the General Development Lake, Lake Francis in Kingston Township. Currently on the property there are no buildings or building eligibilities. In 2020 the property lines for this parcel were changed to what is the existing boundary.

The property owners have made a Final Plat application for the three (3) lot plat of Cedar Ridge. As per the survey, the lots meet or exceed the minimum lot size requirements for R-1 zoned lots that are non-riparian to an G.D. lake. Lot 1 will be 4.45 acres, lot 2 will be 4.20 acres, and lot 3 will be 10.1 acres.

Appropriate soils information shows that the lots have the capability to establish a primary and secondary septic site. Contours shown on the Preliminary Plat indicate surface water will run towards one of the wetlands located on the northeast boundary of the property or to the wetland area located southwest of the property. A wetland delineation with Storm Water Pollution Prevention Plan was completed by Houston Engineering. Surface water patterns are not proposed to change based on this plat being established. No stormwater permit is needed since less than 1 acre would be disturbed during construction.

A title opinion was reviewed and needed correction which has been addressed with the surveyor and corrected on the final plat. The applicant has submitted information from Kingston Township October 2021 meeting indicating they are ok with the plat as long as there is only one driveway coming off of 742nd Avenue for parcel 13-0192004 and the existing access is used for the two (2) lot plat.

Euerle make a motion for approval.

Smith seconds the motion.

Motion carried 7-0.

5:32pm

Jans states that he wants to discuss feedlot inspections, specifically poultry now that the Bird Flu popping up again. There is a slim chance that we would spread it from feedlot to feedlot, but if something did happen, it wouldn't be good.

Jans says that we used to drive around the facilities. Maybe we should look into getting a drone to view these feedlots instead.

The Board talks about this and other options. They came to the conclusion that it would be best to do poultry feedlot inspections when the site is cleaning out their barns and there are no birds.

Jans says he will talk to Ann Steinhaus about their thoughts.

5:44pm

Smith makes a motion to adjourn.

Hempel seconds the motion.

Motion carried 7-0.