

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – October 21, 2025
Minutes

Members Present: Scott Hoese, Frank Mendez, Matthew Kerber, Scott Wakefield, Andy Steinhagen, John P Fahey

Members Late: Greg Grazzini (7:02 p.m.)

Members Absent: None

Staff Present: Donovan Hart, Lauren Whetstone

Pursuant to due call and published notice thereof, the October 21, 2025, regular meeting of the Carver County Planning Commission was called to order by Chairman Scott Hoese at 7:00 p.m.

Chairman Hoese acknowledged all seven board members are present.

Agenda – A motion was made by Wakefield to approve the agenda. Steinhagen seconded the motion. Chairman Hoese called for a vote on the motion. All voted aye. Motion carried.

Minutes – A motion was made by Fahey and seconded by Mendez to approve the minutes from the September 16, 2025, regular meeting. Chairman Hoese called for a vote on the motion. All voted aye. Motion carried.

File #PZ20250047 – Daryl & Virginia Halvorsen – Chairman Hoese called the public hearing to order at 7:03 p.m. to consider a request by Daryl & Virginia Halvorsen. The purpose of the public hearing was to consider a request to declare a parcel of less than 20 acres as a farm pursuant to Chapter 152 of the County Zoning Code. The property is in Section 29 of Waconia Township.

The following was present: Virginia Halvorsen, Daryl Halvorsen

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated September 25, 2025

Exhibit F – Staff Report addressed to the Planning Commission and Waconia Township dated October 10, 2025, and all attachments.

Hart explained the applicants own and reside on an approximate 15-acre parcel, which includes a house, barn, and several agricultural structures used as part of an existing farm operation. They also own an adjacent 60-acre parcel used exclusively for agricultural purposes. The applicants are seeking a Conditional Use Permit to designate their 15-acre parcel a farm, which would allow them to construct agricultural structures on the property for agricultural use. The applicants had a need for additional hay storage this spring and were not aware that their 15-acre parcel did not qualify for agricultural structures. They were unwilling to combine the two parcels to create a 75-acre parcel and it was not convenient to

locate the new structure on the 60-acre parcel. As a result, they proceeded with construction and stated in their narrative, “... *we are now asking for forgiveness in the late application for the permit.*” If the CUP is approved, the applicants intend to apply for an after-the-fact agricultural building permit. The applicants provided a site plan identifying the new structure as well as the house and other buildings. The building plans also provide elevations, sections, and a floor plan. The request meets the standards of the Code based on the proposed use of the structure. There is no personal storage use in the new structure. The Waconia Town Board reviewed the request at their October 13, 2025, meeting, and their recommendation will be available at the Planning Commission meeting. Hart read the proposed conditions for consideration if the Planning Commission recommends approval of the request. If the Planning Commission recommends denial of the permit application, the deficiencies identified in Section 152.251 of the Carver County Zoning Code should be referenced.

The applicants had no additional comments.

Scott Wakefield, speaking for Waconia Township Board, confirmed the Township’s recommendation for approval stating they had no issues with the request.

There was no one present from the public to comment on the request.

Hoese asked why they chose to not combine the parcels.

Ms. Halvorsen stated it was less stressful and more economical as long as this option was available. Mr. Halvorsen also commented that if it was combined and they would choose to sell only a portion of the property in the future, it would require another process to separate the land again.

A motion was made by Wakefield to close the public hearing. The motion was seconded by Mendez. Chairman Hoese called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:10 p.m.

Fahey commented he had not heard of a request like this and asked how popular it was.

Hart replied there have only been three of these requests since 2000; the option isn’t used much anymore.

A motion was made by Wakefield to **approve and adopt Resolution #25-16** incorporating the findings of fact with staff considerations to declare a parcel less than 20 acres as a farm. Mendez seconded the motion for approval. All voted aye. Motion carried.

File #PZ20250044 – Mathiowetz Construction Company/Tellers – Chairman Hoese called the public hearing to order at 7:12 p.m. to consider a request by Greg Huiras, representing Mathiowetz Construction Company. The purpose of the public hearing was to consider a request for land reclamation pursuant to Chapter 152 of the County Zoning Code. The property is in Section 15 of Benton Township.

The following was present: Greg Huiras

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated September 9, 2025

Exhibit F – Staff Report addressed to the Planning Commission and Benton Township dated October 10, 2025, and all attachments.

Whetstone stated the subject property is owned by the Tellers family and consists primarily of tilled agricultural field with some scattered wetlands. Mathiowetz Construction Company has an Interim Use Permit on approximately 28.4 acres of the parcel authorizing temporary activities on the site, including stockpiling, crushing, fill placement, and borrow excavation up to 80,000 cubic yards of soil placement. The proposed change to the permit is to increase the operational area by two acres and allow placement of an additional 15,000 cubic yards of material on the property. A variance was granted in October 2025, to allow placement of fill within 50 feet of a property line and also within 500 feet of an existing residence on the adjacent property. The IUP amendment will extend the original permit area of 9.5-acres to 11.5-acres and allow for placement of an additional 15,000 cubic yards for a total of 95,000 cubic yards of material on the property. The applicant's proposed activities are intended to create more gradual finished slopes, improve grading, and maintain existing stormwater flow patterns on the site. The proposed changes are on the attached plans. The Carver County Water Management Organization reviewed the proposed changes and issued a revised permit dated September 11, 2025. Carver Soil & Water Conservation District had no additional comments regarding the modifications. No updated comments were received from Carver County Public Works Department. The City of Cologne had not provided any comments on the application. The Benton Town Board reviewed the request at their August 21, 2025, meeting and recommended approval with no additional comments. Whetstone read the proposed conditions for consideration if the Planning Commission recommends the request for approval. If the Planning Commission recommends denial of the permit application, the deficiencies identified in Section 152.251 of the Carver County Zoning Code should be referenced.

Greg Huiras, representing Mathiowetz Construction Company, stated the information in the staff report was presented correctly and he had no additional comments.

Steinhagen, speaking as Benton Town supervisor, confirmed the Town Board's recommendation for approval of the request to improve the grading and gradual slopes of the parcel.

A motion was made by Wakefield to close the public hearing. The motion was seconded by Fahey. Chairman Hoesel called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:10 p.m.

Fahey asked the applicant if the Tellers' are on board with the mining activity.

Mr. Huiras stated that both David Tellers and Marcia Tellers agree with the proposed activities.

A motion was made by Wakefield to **approve and adopt Resolution #25-17** incorporating the findings of fact with staff considerations to allow an additional 15,000 cubic yards of material. Kerber seconded the motion for approval. All voted aye. Motion carried.

Adjournment

A motion was made by Wakefield and seconded by Grazzini to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 7:18 p.m.