

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – June 16, 2026
Minutes

Members Present: Matthew Kerber, Scott Wakefield, Greg Grazzini, Scott Hoese, Andy Steinhagen, Joe Polunc, John Fahey

Members Late: None

Members Absent: None

Staff Present: Donovan Hart, Paul Moline

Pursuant to due call and published notice thereof, the June 16, 2026, regular meeting of the Carver County Planning Commission was called to order by Chairman Kerber at 7:00 p.m.

Chairman Kerber acknowledged all seven board members are present at this meeting.

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

Minutes – Hoese made a motion to approve the minutes from the May 19, 2026, meeting. Wakefield seconded the motion. Chairman Kerber called for a vote on the motion. All voted aye. Motion carried.

File #PZ20260013 – B H Aggregate Services, Inc. – Chairman Kerber called the public hearing to order at 7:01 p.m. to consider a request by Joe White of BH Aggregate Services, Inc. The purpose of the public hearing was to consider a request for an amendment to an Interim Use Permit (IUP) for mining/land reclamation pursuant to Chapter 152 of the County Zoning Code. The property is in Section 30 of Watertown Township.

The following were present: Joe White, Tom Luebke

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 May 28, 2026

Exhibit F – Staff Report addressed to the Planning Commission and Watertown Township dated June 8, 2026, and all attachments.

Hart explained there is an active IUP for mining and land reclamation (PZ20250010) issued on the subject property owned by Thomas & Jody Luebke. The current permit issued in 2024, and amended in 2025, indicated a defined area for the mining operation. Hart used an aerial photo to illustrate the defined location, an approximate 9+-acre area. Joe White, of BH Aggregate Services, Inc. is requesting an amendment to increase the mining area to approximately 13.07 acres, increase the daily vehicle trips and extend the aggregate deadline to December 31, 2027, with the excavation activities to be completed

by May 31, 2028. Although the permit was originally issued in 2024, only minimal material has been removed from the site to date. On another site south of Hwy 7, also owned by the Luebke's, aggregate material has been mined and is completed and that permit has been terminated. Mr. White will now move his equipment to the north side of Hwy 7 to begin aggregate operations on this parcel. The aerial site plan indicates the expanded area further within the 300-foot wetland setback from the southwest corner. Originally, some encroachment took place on the northeast corner indicated by the red arrows. Also shown on the illustration is a proposed 8-foot berm on the southern and western sides of the mining area and a perimeter road used by trucks hauling reclamation materials to the site and removing the aggregate. A blue outline indicates the entire area of the mining activity, including the berm, the mining area and the perimeter road for internal hauling. Excavation will be done with excavators and a backhoe to an approximate depth of 30 feet below the existing grade with no dredging or dewatering. Hours of operation for six to ten workers are proposed from 6:30 a.m. to 8:00 p.m., Monday through Saturday, for the duration of the permit. Aggregate excavation must conclude by December 31, 2027, with restoration of the operational area completed by May 31, 2028. The duration of the permit is still about two years; however, the dates are changed to reflect delays with the Hwy 212 project. The Processing Plan from the previous permit is proposed to be continued, with a change of eight weeks allowing crushing of aggregate material in a portion of the current mining area. The crushing activity would also occur during the proposed operational hours. The haul routes will be south from County Rd 123 to Hwy 7 and then east or west as needed. The applicant confirmed that no haul routes will extend south on County Rd 23 through the City of Mayer or on township gravel roads. The Mining Plan identifies proposed locations for the crusher, conveyor system and stockpile area within the 13.07-acre excavation footprint. The proposed excavation area meets the required 500-foot setback from adjacent residential houses located on the subject property and the required 50-foot setback from property lines. The 8-foot berm will be constructed with overburden and soil from the property. Additional screening is provided by existing tree cover, agricultural buildings and the depth of excavation. A wetland panel reviewed the wetland area, and no mining activities will take place within the 300-foot setback from wetlands along the Crow River and no mining activities are proposed within the Crow River floodplain. The proposed trip generation for this amendment has increased significantly. The applicant estimates approximately 392 trips per day for aggregate hauling and reclamation fill representing about 2,800 cubic yards of material. Hauling could increase to 560 trips per day for approximately 4,000 cubic yards of material. Site workers would generate a small number of additional trips. The Mining Plan indicates a worst-case scenario of up to 60 trips per hour. The submitted Reclamation Plan includes removal of the mine entrance and slopes created to allow for drainage from the site, as the land will be returned to agricultural production use. The Reclamation Plan appears to meet the zoning standards and will also be reviewed by the SWCD and CCWMO to ensure compliance with all applicable requirements. The IUP would terminate upon one of the following events: a change in ownership, exhaustion of aggregate resources, or December 31, 2027, whichever comes first. The permit would not be considered fully terminated until all reclamation activities are completed and approved. The application was reviewed by Carver County Feedlot Office, Matt Steele, who determined it would not have any impact on the existing feedlot CUP. Carver County Public Works originally issued an access permit on May 26, 2026, to formally allow hauling trucks and worker vehicles to use County Rd 123 to enter the property. No comments have been received from Public Works concerning the amendment request. The amendment application materials were submitted to MnDOT for review and no comments were received from them. A CCWMO permit is required, and Stormwater Management standards would need to be met as part of the site reclamation. The applicant would work with the Water Management department to secure this permit. Paul Moline, Public Services Deputy Director, provided comments on behalf of the CCWMO and the SWCE in an email dated June 5, 2026. Hart summarized his comments about silt fencing for erosion control, daily cleaning of any soils tracked on the roadway, stabilization of soil stockpiles,

mining processing taking place only in the areas shown on the plans and not exceeding 15 acres, and adherence to the new standards for topsoil management. Alex Selle, DNR Support Hydrologist, was provided with the request materials and has not provided any comments. The Watertown Town Board reviewed the request at their June 1, 2026, meeting and recommended approval, noting “Per the above request – recommend approval of the amendment.” Hart read the conditions for consideration if the IUP amendment is approved. If the Planning Commission recommends denial of the request, the deficiencies found in Section 152.251 of the County Zoning Code should be clearly referenced.

Chairman Kerber asked the applicant if he had any comments to add.

Joe White, of 10492 135th Street, explained there had been some disagreements on site. He emphasized that the IUP is a temporary permit for a single project and will be reclaimed afterward. Due to Hwy 212 project delays, the timeline has been extended. He noted that berm locations were a point of disagreement because berms cannot be placed inside the designated mining area. The plan was revised to resolve this issue. Mr. White also stated that the expansion area now proposed is consistent with the original intention for mining, and earlier restrictions may have been related to setback interpretations. He added that the extended timeline corresponds with the updated Hwy 212 project completion in 2027.

Chairman Kerber asked whether the applicant agreed to the proposed permit conditions.

Mr. White confirmed that he agrees with the proposed conditions for the permit.

Scott Hoese, speaking as Watertown Township supervisor, confirmed the Town Board’s discussion with Mr. White about the requested changes and they had no issues and recommended approval of the request.

No one was present for public comment on this request.

Steinhagen made a motion to close the public hearing. Grazzini seconded the motion. Chairman Kerber called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:18 p.m.

Commissioner Fahey asked the applicant if there were any challenges on the haul route.

Mr. White replied he has heard no issues with the trucking and stated last year they hauled as much or more, and there were no complaints.

Fahey concurred he also has not heard any complaints about the hauling.

A motion was made by Hoese to **approve and adopt Resolution #26-12** incorporating the findings of fact and staff recommendations allowing an IUP amendment for mining/land reclamation. Grazzini seconded the motion for approval. All voted aye. Motion carried.

Adjournment

A motion was made by Hoese and seconded by Fahey to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 7:20 p.m.