

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – February 18, 2025
Minutes

Members Present: Scott Hoese, Greg Grazzini, Andy Steinhagen, Frank Mendez, Scott Wakefield, John P Fahey

Members Late: None

Members Absent: Matthew Kerber

Staff Present: Jason Mielke, Donovan Hart

Pursuant to due call and published notice thereof, the February 18, 2025, regular meeting of the Carver County Planning Commission was called to order by Chairman Hoese at 7:00 p.m.

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

Minutes – A motion was made by Mendez and seconded by Grazzini to approve the minutes from the January 21, 2025, regular meeting. All voted aye. Motion carried.

File #PZ20250003 – Mathiowetz Construction Co. – Chairman Hoese called the public hearing to order at 7:05 p.m. to consider a request by Greg Huiras, representing Mathiowetz Construction Co. The purpose of the public hearing was to consider a request an IUP for mining/land reclamation pursuant to Chapter 152 of the County Code. The property is located in Section 15 of Benton Township.

The following were present: Andy Huiras, Rodney Boelke, Chris Commers

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 February 7, 2025

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

Hart stated the request from Mathiowetz Construction is for an Interim Use Permit (IUP) for mining/land reclamation/borrow pit of over 10,000 cubic yards of material to be used for the Hwy 212 road construction project. The subject parcel is owned by the Tellers family and is located in Section 15 of Benton Township with access from Hwy 212, making it an ideal location for removal of 60,000 cubic yards of material. The reclamation effort will return 80,000 cubic yards of uncontaminated soil from a roadway site to the parcel. The proposed timeframe for this IUP is from April 1, 2025 through November 1, 2027. Work vehicles on the site would include excavators, bulldozers, loaders, approximately 7 off-road haul trucks and about 20 on-road trucks. The project would also include recycling concrete and

bituminous pavement for reuse as aggregate base material in the new highway lanes. Equipment for the recycling process would include loaders, a crusher, conveyors and shakers. Typical hours of operation would be 6:00 AM to 7:00 PM, Monday through Saturday. Approximately 12 employees would be working on site, excluding haul truck drivers. There would be no public access to the site and no signage on the property. Dust control would be managed by applying water using water trucks. Stabilized entrances would be implemented to prevent or reduce sediment tracking onto the existing Public Works facility driveway and the active Hwy 212 roadway. Hart used an aerial photo of the property to illustrate the borrow area, the deposit area to the north, and the stockpiling and crushing area for the recycled material to the south. A berm around the property will be created to preserve the topsoil for reclamation and returning the parcel for agricultural use, which is outlined in the reclamation plan dated February 7, 2025. The mining operations comply with the 50-foot setback from property lines, any wetlands areas, and also the active right-of-way. Hart further explained the access locations and truck haul routes, as described in the access plan dated February 7, 2025, and how they will change as construction of the roadway lanes develop. Abigail Ernst, Carver County Water Resources Program Analyst, reviewed the application materials, but had not completed her review at this time. A CCWMO permit is required, and Stormwater Management standards would need to be met for both the stormwater basin area and reclamation of all disturbed areas. The CCWMO permit will be issued once all other permitting requirements are satisfied and the surety for the permit is submitted. Drew Pflaumer, Carver County Public Works Transportation Manager, reviewed the IUP proposal and provided the following comments in an email, dated February 7, 2025:

- *Public Works has reviewed the original submission and revised site plan and has found all elements of the revised proposal to be agreeable. The applicant has successfully addressed all prior concerns regarding access siting and hauling routes.*
- *Contractor shall coordinate this haul route with the Construction Engineer for the Highway 212 Project.*
- *Contractor shall not block the typical use of the Carver County Public Works driveway and shall modify operations as needed to ensure the use of the Carver County Public Works driveway is unimpeded.*

Application materials were sent to MnDOT, the City of Cologne for review, and no comments were received from either source. The Benton Town Board reviewed the request at their January 9, 2025, meeting and recommended approval with no additional comments or considerations. Hart read the proposed conditions for consideration if the Planning Commission recommends approval of the Interim Use Permit. He also summarized the operational and restoration requirements. If the Planning Commission recommends denial of the permit application, the reasons for denial should be referenced.

Andy Huiras, representing Mathiowetz Construction Co., had no additional comments.

Chairman Hoese asked Mr. Huiras if he read and agrees with the proposed conditions of the permit.

Mr. Huiras replied he agrees with the proposed conditions.

Chris Commers, Benton Township Clerk, confirmed the Township's strong support and recommendation for approval of this request.

Rodney Boelke, 11365 122nd St, asked about the quality of the materials which will be returned to the parcel because he rents the land for crop production.

Mr. Huiras explained the topsoil will be stripped off and saved to be returned after the fill material is laid. He stated the fill material from the Hwy 212 project is clean material.

Hart also noted more details of the reclamation process as detailed in the submitted reclamation plan.

Mielke asked the applicant to describe the materials that will be removed and returned to the site.

Mr. Huiras stated clay material will be removed from the site and returned materials will be from swamp and muck excavation as well as excess clays from the project. The one-foot of original topsoil will be spread back over the top of the fill materials.

Steinhagen also shared information from a previous meeting with Greg Huiras and the Township Board about the project and it appears that the land may be even better for farming with reduced slopes and adequate topsoil.

A motion was made by Fahey to close the public hearing. The motion was seconded by Wakefield. Chairman Hoese called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:16 p.m.

Grazzini made a motion to **approve and adopt Resolution #25-05** incorporating the findings of fact and staff recommendations approving the request for mining/land reclamation/borrow pit. Mendez seconded the motion for approval. All voted aye. Motion carried.

Other Business

Mielke acknowledged and welcomed newly elected County Board member, Lisa Anderson, who was in attendance to learn about the Planning Commission and its functions.

Adjournment

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