

CARVER COUNTY PLANNING COMMISSION
Regular Meeting – May 20, 2025
Minutes

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

Members Late: None

Members Absent: Greg Grazzini, Frank Mendez

Staff Present: Jason Mielke, Donovan Hart, Laura Jaunich

Pursuant to due call and published notice thereof, the May 20, 2025, regular meeting of the Carver County Planning Commission was called to order by Chairman Scott Hoese at 7:00 p.m.

Agenda – A motion was made by Steinhagen to approve the agenda. Kerber 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 Wakefield to approve the minutes from the April 15, 2025, regular meeting. All voted aye. Motion carried.

File #PZ20250017 – Dillon Derner – Chairman Hoese called the public hearing to order at 7:02 p.m. to consider a request by Dillon Derner. The purpose of the public hearing was to consider a request for a contractor's yard pursuant to Chapter 152 of the County Code. The property is located in Section 34 of Watertown Township.

The following was present: Dillon Derner, Joe Dimler, Leah Indrelie

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 April 21, 2025

Exhibit F – Staff Report addressed to the Planning Commission and Watertown Township dated May 12, 2025, and all attachments.

Hart stated the applicant owns and homesteads an approximate 6.50-acre parcel improved with a single-family house with a detached garage, a 44' x 60' personal storage shed and a 50' x 50' barn. Mr. Derner has successfully applied for and received a variance (PZ20250008) to reduce the setback for a contractor's yard from a residence making it possible for him to apply to operate a contractor's yard (irrigation and snow removal business) from the property. He is also requesting future construction of an approximate 6,000 square foot storage structure for the business which will be outside of the 500-foot setback requirement of any neighboring residence. The operational plan identifies six field employees and two remote office staff, with eight vehicles generating 6-12 daily trips during the busy season. Hours of operation are 7:00 AM to 6:00 PM during the warmer months, with limited winter activity focused on snow plowing. Currently, equipment and materials will be stored in the existing 44' x 60' shed. Outdoor storage will include work-related materials such as pipe, fittings, sand, gravel and irrigation parts, and will be screened by two staggered rows of arborvitae trees which will be planted in

spring 2025. There are no retail sales conducted from the site and one 4' x 8' sign noting winter service will be located outside of the road right-of-way. Senior Environmentalist, Jacob McLain, reviewed the request and indicated he had no comments since there is no plumbing in the structures. No comments were received from the Carver County Water Management Organization at this time. Drew Pflaumer, Transportation Planning Manager, stated there are no concerns regarding the use of the existing structure for equipment and material storage or with construction of a future structure. The Watertown Town Board reviewed the request at their March 3, 2025, meeting and expressed their support, stating 'per the description of the request above, all good.' Hart read the proposed conditions for consideration if the request is recommended for approval to the County Board. If the Planning Commission recommends denial of the application, the deficiencies found should be clearly stated.

Chairman Hoese asked the applicant if he had any additional comments and if he agrees with the proposed conditions of the permit.

Dillon Derner, 5580 County Rd 10 N, had no comments and acknowledged he agrees with the proposed conditions.

Joe Dimler, 5675 County Rd 10 N, talked about having permission and permits prior to beginning any business activity on a property. He appreciated the proposed screening for outdoor material storage and is not opposed to storage of winter snow-plowing equipment. He asked if there are chemicals or fertilizers used with the lawn sprinkler system/irrigation business, that precautions are taken for appropriate storage or berming to contain those products. He was referring to 55-gallon containers he noticed on the property. He also asked if there would be deliveries from semi-trucks as he had seen one unloading from County Rd 10 during a busy traffic time and was concerned for traffic safety. He stated they widened their driveway to accommodate larger equipment accessing their property. He wants to be a good neighbor and wishes him well but felt these items should be addressed.

Mr. Derner stated the tanks/containers are for taking water to a site to mix with the chemicals on site. The chemicals come in 2½ gallon jugs and are not in bulk. He explained the pipe for projects is ordered once a year and gets delivered by semi-truck so this is not a regular occurrence.

A motion was made by Fahey to close the public hearing. The motion was seconded by Steinhagen. Chairman Hoese called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:14 p.m.

Steinhagen asked if there will be room to have a semi come onto the yard with the construction of a new building, or if widening the driveway can be considered at the time of construction.

Mr. Derner stated he told the driver to come onto the yard. He thought it could be possible if other items are moved or stored in the new structure.

Hoese commented that it would be best if the semi could unload on the yard and not be on the road.

Steinhagen made a motion to **approve and adopt Resolution #25-09** incorporating the findings of fact and staff recommendations approving the contractor's yard. Wakefield seconded the motion for approval. All voted aye. Motion carried.

File #PZ20250018 – Carver County Public Works Facility – Chairman Hoese called the public hearing to order at 7:16 p.m. to consider a request by Nick Koktavy, representing Carver County Public

Works Facility. The purpose of the public hearing was to consider the long-term Master Plan for a Public/Quasi-Public Facility pursuant to Chapter 152 of the County Code. The property is located in Section 15 of Benton Township.

The following was present: Nick Koktavy

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

Exhibit F – Staff Report addressed to the Planning Commission and Benton Township dated May 12, 2025, and all attachments.

Mielke explained this request will be a new Conditional Use Permit which is amending the original plans which established the Public Works Facility in 2001. This request is for operations on a 45-acre parcel which includes multiple buildings and includes office space for the Carver Soil & Water District, U of Mn Extension, Benton Twp, and other County and community partners. The property provides storage space for those entities as well as for the County Parks and Sheriff's Department. The previous CUP was issued in 2001 for development of the site and other permits have been issued for a cell tower on the site. Mr. Koktavy submitted the application on behalf of Carver County to expand upon the current Master Plan, much of which is a result of improvements that are being made with the reconstruction of Hwy 212. He used an aerial photo to illustrate the property and noted the existing driveway is being removed and a new road constructed which will provide access to this facility and also to future development of adjacent land. This facility oversees the maintenance and administration of public rights-of-way & parks, with operations including snowplowing, patching, sealcoating, signage, traffic signal operations, pavement markings, spraying, mowing, and culvert repair. The division maintains approximately 250 vehicles and equipment units and includes engineering staff, project and construction management, surveyors, GIS personnel, and other support staff. There is no septic system on the site; the property is serviced by a private force main connecting the facility to the City of Cologne's wastewater treatment plant, so it is not as critical that a primary and alternate septic site is identified and maintained for this facility. Mielke used an aerial photo which illustrated the current layout of the site and also the proposed new road and access as a result of the Hwy 212 construction. He noted improvements to the site, including expanded parking areas and relocation of some of current components to allow for better flow of the operations at the site. The proposed future changes are identified on the Long-Range Master Plan, which will include perimeter fencing, brine salting bunkers, and expansion of the Sheriff's impound area. A 10- to 25-foot berm for screening will be constructed along the western and southern edges of the property and will be built with excess materials as a part of the Hwy 212 project. The future Long-Range Planning-Potential Expansion Area plan includes expansion areas to accommodate anticipated growth in the area and additional public service needs. The request narrative identified the current facility with building sizes and uses and describes the potential changes and future uses for the site, including building expansions and/or new structures and their uses. As a result of the road realignment, there is a need for relocated signage. The current sign has been removed and a new monument sign will be erected near the new south entrance and public parking area. He noted the previous variance (PZ20120042) for signage on the property will still be relevant to the relocation of the sign, so a new variance request is not necessary. There is no request to change the hours of operation at the site. Occasionally, the site is used for 'special events' as a collection site for recycling products associated with the Environmental Services Department which is designated within a

fenced boundary in the northeast portion of the property. This application was reviewed the by Water Management Organization (CCWMO) and the new driveway access and screening berm were included in the review of the Hwy 212 realignment project. Abigail Ernst with the CCWMO stated “The Long-Range Master Plan will need to return for permitting by the CCWMO as the plans are developed.” The Carver Soil & Water Conservation District (SWCD) had no comments for this request. Drew Pflaumer, Carver County Transportation Planning Manager indicated Public Works would like to voice their support for the proposed future plans. Benton Town Board reviewed the request at their May 8, 2025, meeting and unanimously recommended approval with County Staff recommendations. Mielke read the proposed conditions if the permit is recommended for approval. He expanded a bit about the landscaping plan requirement, and stated the berms will provide screening but a landscaping plan will identify the vegetation and plantings that will help break up the facility’s profile and enhance site esthetics. If the Planning Commission recommends denial of the permit application, the reasons supporting the denial must be clearly stated.

Chairman Hoeser asked the applicant if he agrees with the proposed conditions of the permit.

Nick Koktavy, Assistant County Administrator, confirmed he agrees with the proposed conditions. He added that he has been in contact with Wold Architects, who has assisted the County with the planning process and together will work with the WMO about the landscaping plan. The amount of berming is dependent upon the material available from the Hwy 212 project. In recent discussions, it appears there may not be enough material for the proposed berm for the impound lot area at this time. He stated expanded building space is dependent upon the need for additional snow removal equipment and keeping it stored indoors and further explained three possible storage options.

Steinhagen, speaking as a Benton Town Board supervisor, confirmed the Board’s unanimous recommendation for approval of the request after a good discussion with Mr. Koktavy about the request.

There was no one present from the public for comment about this request.

Wakefield asked if there was any consideration for the site to have City water services at this time, seeing as it is connected to the sewer system.

Mr. Koktavy stated this has been discussed in the past, however, it is quite cost prohibitive at this time because of the distance it would need to extend. It might be possible in the future if the city develops toward the west.

A motion was made by Fahey to close the public hearing. The motion was seconded by Hoeser. Chairman Hoeser called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 7:37 p.m.

Kerber made a motion to **approve and adopt Resolution #25-10** incorporating the findings of fact and staff recommendations approving the Public/Quasi Public Facility. Wakefield seconded the motion for approval. All voted aye. Motion carried.

File #PZ20250012 – Wm Mueller & Sons, Inc. – Chairman Hoeser called the public hearing to order at 7:16 p.m. to consider a request by Tim Mueller, representing Wm Mueller & Sons, Inc. The purpose of the public hearing was to consider a request for an IUP for mining and land reclamation pursuant to Chapter 152 of the County Code. The property is located in Section 18 of Camden Township.

The following was present: Tim Mueller, Sheryl Blaisdell, Bud Luce, Brett Martinson, Brett Martinson, Kyle Hennen

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

Exhibit F – Staff Report addressed to the Planning Commission and Camden Township dated May 12, 2025, and all attachments.

Exhibit G – Letter from Brett & Vanessa Martinson dated April 19, 2025

Hart explained the request of Wm Mueller & Sons is for an Interim Use Permit for mining and land reclamation on a portion of a 101+-acre parcel. There was a previous CUP for mining issued on the property which was terminated in 1994. The current proposal is for extraction of sand and gravel resources from an approximate 22-acre area of the property and be processed on-site as base material for both public and private construction projects in the area. The anticipated annual production would be between 15,000 and 25,000 cubic yards, with an estimated total resource volume of approximately 250,000 cubic yards, sufficient to support operations for roughly 10 to 17 years. The applicant's engineer, Sunde Engineering, PLLC, submitted a site plan, supporting documentation and project description outlining the proposed mining operations and reclamation plan. Hart used an aerial view of the property to indicate the proposed area of mining. He stated the access for the mining area will be from the southwest corner of the property on 84th St, and the truck haul route will go immediately westward into Bergen Twp in McLeod County. The typical site equipment will include excavators, front-end loaders, backhoes, haul trucks, skid loaders and other standard machinery. The mining activities are planned to progress from north to south. The material processing equipment will be located within the recessed portions of the mine floor and 1,000 feet from the nearest residence. The excavation will be performed to an approximate depth of 20 to 30 feet below the water table and a DNR water appropriations permit will be obtained for dewatering purposes. Calcium chloride will be used for dust control measures as needed on the interior haul roads and on 84th St. The proposed hours of operation are Monday – Friday, 6:00 AM to 7:00 PM and on Saturdays from 7:00 AM to 12:00 PM. There will be no more than five WMS employees on site during the active mining periods. The mining site plan, dated April 25, 2025, identifies approximately 3 acres of the mining area in the Shoreland Overlay District and approximately 7 acres within the Floodplain Overlay District. The proposed mining pit will maintain the required 300-foot setback from all Type 3 and Type 8 wetlands on the property. No mining activity is proposed within the 50-foot setback from the property lines. Tim Sundby, Carver County Water Resources Supervisor, stated, *"The Wetland Conservation Act process is not complete for assessing wetland boundaries, types and impacts. Wetland assessments are currently under review."* The applicant's proposed Dewatering Plan, dated May 2, 2025, outlines the intended dewatering operations. Pumps will be used to lower the water table by approximately 5 to 10 feet to allow access to deeper sand and gravel deposits within the mining area. Pumping is expected to occur only for a few weeks a year, avoiding periods of seasonal flooding or high groundwater levels. When the pumps are not in use, *"the water table would be allowed to fully recover to pre-pumping levels."* The DNR Water Appropriations Permit will allow pumping at a rate of up to 2,000 gallons per minute, with the maximum annual volume of 25 million gallons. The applicant anticipates no indirect impacts to nearby wetlands. However, if any impacts do occur, they are expected to be *"temporary and reversible in nature due to the relatively short period of time needed for dewatering (4-6 weeks per year), as opposed to a continual, season-long, or year-round dewatering operation."* The estimated

average daily trips (ADT) based on projected annual exports of approximately 20,000 to 25,000 tons of aggregate materials, is 20 trips per day. On the high end, the applicant anticipates up to 150 trips per day, though such volumes are expected to occur infrequently and only for limited periods over the lifetime of the mine. These estimates are based on an average load size of 18 tons within an approximately 180-day annual hauling period. Actual production rates and associated vehicle traffic will vary depending upon market demand, with estimated a.m. peak-hour traffic at 16 trips per hour, with average hourly traffic projected to be approximately 2 trips. The submitted reclamation plan, dated April 25, 2025, illustrates the proposed final contours of the site following completed mining operations and states, *“The reclamation will bring the excavated area above the water table and overburden and topsoil will be placed to return the area to agricultural land use.”* The proposed maximum finished slope along the perimeter of the mined area will be 5:1. The Interim Use Permit will terminate upon the occurrence of the first of the following events: a change in ownership or the exhaustion of aggregate resources. The permit will not be considered terminated until all reclamation work is completed to the satisfaction of the CCWMO in compliance with Zoning Code standards. Termination is contingent upon the release of any applicable financial security. The applicant submitted a temporary Haul Road Designation Route agreement with Bergen Twp, dated February 12, 2025, which details the dust control measures and road maintenance practices for 165th St. A CCWMO permit is required and the applicant must meet Stormwater Management standards for the reclamation of all aggregate mining areas. At this time, no comments were received from the Carver County SWCD. Garry Bennett, DNR Floodplain Hydrologist, submitted the following comments, *“based on a high-level of the site plans, the proposed mining limits are partially located in the mapped flood fringe but do not encroach into the floodway. He confirmed that commercial extraction is a permitted use in the flood fringe and noted that the applicant proposed to conduct wet mining and locate stockpiles outside of the mapped floodplain, which the MnDNR recommends.”* The permittee must submit a financial security and complete with all stormwater requirements, including topsoil depth standards for restoration and preservation. A letter was submitted from Sheryl Blaisdell expressing concerns regarding the impacts of noise, air quality and dust from the operations on her property, as well as the potential effects of the mining activities on wildlife and the Crow River. A letter was received from Brett & Vanessa Martinson who expressed their concerns about wildlife and Crow River impacts, watershed district involvement noise and quality of life from the mining activities. The Camden Town Board reviewed the request and recommended approval at their February 13, 2025, meeting with the following statements, *“All road maintenance will be the responsibility of Wm Mueller & Sons, which includes new gravel, grading and dust control as needed. The road must be maintained in as good a condition as, or better than its current state.”* Hart read the proposed conditions for consideration if the permit is recommended for approval by the County Board. If the Planning Commission recommends denial of the request, the reasons supporting the denial must be clearly stated.

Tim Mueller, 831 Park Av, addressed the issue of dry mining versus wet mining. He stated they intend to extract as much material as possible without pumping. There might be times that they need to get to the bottom of the available materials, as they do not want to leave any aggregate resources to be covered with the restoration process. They will obtain the appropriate permits from the DNR if pumping is necessary.

Chairman Hoese asked the applicant if he agrees with all of the proposed conditions of the permit.

Mr. Mueller confirmed he agrees with the proposed conditions.

Sheryl Blaisdel, 8040 Yale Av, read her submitted letter listing her concerns about noise, impacts to the wildlife, the Crow River, and her health and quality of life, and her property value. She stated there is

construction activity from locations in Lester Prairie from which she can experience the noise and other effects of the excavating and hauling. She cited scientific facts of the impacts of gravel pits and rivers by Anthony Ladson and Dean Judd, two Australian researchers. She asked the board to consider the concerns of the people and not only the financial aspects of the project.

Vanessa Martinson, 7800 Yancy Av, described the peaceful quietness and serenity they experience at their property now and how they anticipate noise from the mining operation to disrupt this every working day for the next 10 to 17 years. She stated they like to share their property and have friends come over to go for walks and experience this quietness and peacefulness. She is also concerned for reduced property values because of the noise pollution with a mining operation in the area. She had questions about returning the land to agricultural use after the extraction of 250,000 cubic yards of materials and also the impact to the water table.

Brett Martinson, 7800 Yancy Av, emphasized the effects of the noise and the wildlife because of the mining operation.

Mr. Mueller clarified this pit will not have trucks and activity operating every day, all day long. This pit is going to be used for road or construction projects that are nearer to the mine. They are not intending to have continuous hauling for weeks or months at a time from this location. It would be only when they are awarded the bid for a job where it would be more convenient to use the materials from this location. He reiterated the haul routes for the trucks would be to the west through Bergen Twp and not at all through Camden Twp.

Ms. Blaisdell stated her property is to the east of the mining site in Lester Prairie. The wind comes from the west and carries the noise and dust in the direction of her property. She can hear those grinding noises and the dust affects her health and this location is directly to the west of her property. She reiterated the effects on migrating birds and changes to the banks of the Crow River with changes in the water patterns.

Mr. Mueller stated their engineer has provided a plan for this project which has addressed the issues of erosion and reclamation. He stated aggregate materials must be mined from where they are located. These deposits are not found just anywhere. He has to get the appropriate permits for the project and has a willing landowner who will lease his land for this use. He stated the landowner also has rights to express how he would like to use his property.

Bud Luce, 8040 Yale Av, asked if this project would be allowed if there was a housing development across the river from the project rather than just the two or three landowners who are expressing their concerns. He asked the board to consider if this project was outside their back door.

Kyle Hennen, 713 Ivanhoe Dr, purchased land directly north of the Martinson's property, to be used strictly as hunting land. He has invested money to create their own 'white tail sanctuary' and feels the gravel pit will significantly reduce the property value. He mentioned the property has building eligibility which would likely only allow for a slab on-grade house because of the high water table. He felt the gravel pit would greatly impact the wildlife and their quiet sanctuary.

Mr. Mueller replied that there is wildlife in the gravel pits across the county. He is a deer hunter also and has hunted at their pit sites. He has not experienced the wildlife vacating the area and felt the reclaimed land could also improve the conditions to attract wildlife.

Chairman Hoeser reiterated the location of many gravel pits across the county are within a mile or two of the rivers because that's where the gravel deposits are located.

Kerber recalled a previous application where the applicant had a plan to reduce the backup noise on the equipment or create the haul route to reduce the need to back up. He asked if there was any consideration for doing this at this site.

Mr. Mueller stated this is included in their application. There is white noise backup alarms on all of their equipment and they are proposing a circular traffic pattern for loading trucks. The proposed berms and vegetation also aid in reducing the noise.

Mielke stated this is generally a consideration with these requests. He stated there are larger areas of deposits in San Francisco Twp along the Minnesota River in San Francisco Twp. One landowner actually did create a small development near a gravel mining operation after the pit was in operation. These smaller deposit areas are generally mined for specific projects and are active for a few years and then the land is restored back to agricultural use. All mining activity is an interim use permit with an estimated sunset date. Camden Twp discourages commercial uses on their township roads and this site offers opportunity for the trucks to travel westward and avoid all use of the roads in Camden Twp.

Ms. Blaisdell stated she lives on an 'S curve' on the river and expressed concern of a change to the banks if the water level is going to be affected by the mining, referring to the studies and statistics she has read about mining activity near rivers. She stated eroding banks will also change her property and her views. She stated that attempts to mitigate the noise is a nice gesture, but she is still hearing the crushing noise from the Lester Prairie activity which is a few miles further away.

Ms. Martinson asked about the plan to mitigate the noise pollution.

Mr. Mueller replied the backup alarms are white noise alarms which do not make the beeping sound. There will be berms around the perimeter of the mining area which help to reduce the noise. He stated there will likely not be a lot of crushing of materials at this site. Most of the activity will be screening for the sand products, which is what they wanted to mine from this site. The trucks traveling in a circular motion will reduce the need for any backing of equipment.

Ms. Martinson noted different phases of the proposal and asked it that would take place after or within the 10 to 17 year estimated activity.

Mr. Mueller replied that 10 to 17 years is an estimated guideline for the mining activity. It is dependent upon the amount of materials available to be mined and the number of jobs and materials needed within the local area. If the materials are exhausted in a shorter period of time, the restoration would begin and the mining activity would cease.

Mr. Martinson asked if they would be willing to adjust the hours of operation for the residents who are in the area.

Mr. Mueller stated he wouldn't be opposed to adjusting the operating hours if it still offered them a reasonable time to work. He noted their trucks usually leave the shop between 5:00 and 6:00 a.m. to begin their day and they work long hours.

Mr. Martinson stated that working until 7:00 p.m. is disturbing to their quiet evening hours. They were unaware of the gravel deposit and a prior mining operation before they purchased their property. She asked who to contact for enforcement issues if necessary. She understood that there were no commercial activities allowed in the rural with the exception of a landscaping operation or the like.

Mielke explained the allowable uses, Conditional Use/Interim Use Permits in the Agriculture zoning district across the County. There are specific businesses that are not allowed in a Shoreland Overlay District. Gravel mining is specific to areas where there are gravel deposits, usually along or near water courses. An applicant must pursue and confirm a location with gravel deposits, determine if there is enough there to propose a mining operation and have a willing landowner to allow for the lease agreement. He further explained allowed and prohibited activities in water sensitive areas. With a mining permit, the aggregate materials are removed and clay materials are hauled back to the site, the topsoil is placed on top to restore field to agricultural use.

Mr. Mueller stated they want to be a good neighbor and realize that not everyone likes gravel pits. They work long hours because the work is seasonal and can only be done about 8 months in a year. He would be willing to adjust the hours if that would help to appease the neighbors.

Mr. Hennen reiterated his feeling about the loss of value that a gravel mining operation would have on his property. He speculated that if they wanted to sell their land in the next 5 years and the property value would be significantly less than what they paid for it, who is liable for that loss.

Mr. Mueller stated it is difficult to determine something based on a speculation of what may or may not happen in the future. He stated that after their pit opened south of Carver on County Rd 40, some of the property values increased.

Mielke further explained the circumstances surrounding the opening of that mining operation and the developed lots created by an adjacent neighboring landowner.

Mr. Hennen disagreed that this was a similar situation or comparable land use.

Ms. Blaisdell was convinced that any activity along the river will change the course of the river, which in turn will change her view, the wildlife and the property values.

Chairman Hoese commented about the white noise and stated his brother lives directly across Hwy 7 from a mining project and he does not hear the backup sounds of the equipment.

Mr. Luce did not understand why this site was chosen because there are other sites across the county with gravel deposits that are not along a river and would not affect a river.

Mr. Mueller stated their proposal is to pump water for three weeks out of a year, not all year long. Ms. Blaisdell commented that the river is changing all the time. He asked if it was changing because of the mining or just because it changes all the time.

Chairman Hoese agreed that over a period of time, it is natural that rivers will change their course. And that will happen without any influence of gravel mining in the area.

A motion was made by Steinhagen to close the public hearing. The motion was seconded by Wakefield. Chairman Hoesel called for a vote on the motion. All voted aye. Motion carried. The public hearing was closed at 8:36 p.m.

Steinhagen stated he hears and understands the concerns expressed by the neighbors. Part of it seemed to describe the 'worst case scenarios' that is not the situation all of the time. He stated he lives along a haul route of gravel trucks from their Hamburg location and he states the traffic patterns change every day with the work load and job site locations. He stated the application provides a wider window for hours of operation and it would not be realistic to assume that this will be the case every day for 8 months a year out of the 10 to 17 year time period.

Wakefield asked the anticipated time from bringing equipment to the site and lowering the floor so that the equipment is below the berm and ground level.

Mr. Mueller replied that is dependent upon the need for the materials and the level of the water table so that they can get to the bottom of the pit.

Fahey recapped the facts of the Camden Town Board's recommendation for approval with the haul traffic route going westward into McLeod County, a willing landowner and mining as an allowed use for the property. He concluded this a valid application for this request.

Wakefield asked if they wanted to entertain any discussion with adjustment to the proposed hours.

Mr. Mueller replied the use of this pit will be dependent upon the job that is in need of the gravel. They may have to work longer hours some days to finish something to get ahead of the weather. This pit is not going to have the constant use as the materials mined here are not a part of a major project like some other locations.

Ms. Martinson mentioned the effect of the noise from the gravel pit and the property values. She asked who is going to make up the difference in value if a property appraisal is done now and the property is sold in a few years with a lesser value.

Carver County Attorney, Laura Jaunich, stated that she is not able to provide legal advice to private citizens. Her representation is for the County and a landowner would need to seek their own legal counsel.

Ms. Martinson asked if there would be time to seek legal counsel prior to a decision being made on this request.

Mielke stated the Planning Commission will likely make a recommendation to the County Board of Commissioners about this application. This item will be on the County Board agenda for their June 3, 2025, meeting.

Steinhagen commented that in his tenure on the board, he has not seen land values decrease greatly in the county.

A motion was made by Fahey to **approve and adopt Resolution #25-11** incorporating the findings of fact and staff recommendations approving the mining/land reclamation operation. Kerber seconded the motion for approval. All voted aye. Motion carried.

Adjournment

A motion was made by Wakefield and seconded by Kerber to adjourn the meeting. All voted aye. Motion carried. The meeting was adjourned at 8:48 p.m.