



Sibley County Zoning
Property Assessing & Zoning Department
400 Court Avenue – P.O. Box 532
Gaylord, MN 55334
Phone: (507) 237-4091
TDD: (507) 237-4330
Zoning@co.sibley.mn.us

**Sibley County
Planning & Zoning Commission
Public Hearing Minutes
November 2, 2020**

The Sibley County Planning and Zoning Commission convened via conference call due to COVID-19 concerns on Monday, November 2, 2020 at 6 p.m. pursuant to notice given as required by law.

Members of the Planning and Zoning Commission Present: Joy Cohrs, Bruce Froehlich, Terry Morrison, Bruce Lilienthal, Brad Perschau, Darrel Mosel

Also Present: Laura Hacker, County Assessor; David Schauer, County Attorney; Geoff Beranek, Property Assessing and Zoning

Guests Present: Applicant Chelsea Morgan and Chase Boehne

The meeting was called to order and roll call was taken.

A motion was made to approve the Planning & Zoning Commission meeting minutes from August 3, 2020 by Terry Morrison, seconded by Brad Perschau and passed unanimously.

Geoff Beranek introduced the amendment to Conditional Use Permit #1155 to allow for the expansion of an existing gravel pit from 9 acres to 20 acres.

The public hearing was opened.

Geoff Beranek communicated an email conversation between the applicant, MnDOT and himself in regards to potential changes in the hydraulic loading along State Hwy 93.

Chelsea explained the conversation between her and MnDOT and what current practices and water control measures are being executed to prevent any drainage or erosion issues.

Bruce Lilienthal asked about the current flow of stormwater and if it flows towards State Hwy 93.

Chase Boehne explained currently the pit floor is sloped back into the pit away from the highway. Also, the water control structure located on the new proposed area would be maintained and used to prevent erosion.



Sibley County Zoning

Property Assessing & Zoning Department
400 Court Avenue - P.O. Box 532
Gaylord, MN 55334
Phone: (507) 237-4091
TDD: (507) 237-4330
Zoning@co.sibley.mn.us

Bruce Lilienthal asked about the depth of the gravel in the proposed expansion area.

Chase Boehne explained the gravel vein is deeper to the west which will aid keeping any stormwater in the mining area.

Bruce Froehlich expressed concerns about extra stormwater and erosion.

Chase Boehne explained the current layout of the silt ponds and how the stormwater is handled and that another silt pond would be added in the proposed area.

Terry Morrison asked about the concerns of MnDOT, the State Hwy 93 project and the timetable for expanding the area.

Chelsea Morgan stated there was not timetable on the concerns and there were still questions on what MnDOT would like to see, that they were hoping to be part of the Hwy 93 project and they were hoping to do the stripping of the overburden before freeze-up.

Terry Morrison asked if the application would be tabled for a month if that would affect the other applications on the agenda.

Geoff Beranek stated it would not.

Terry Morrison asked about the sequence of steps to get the silt ponds established.

Chase Boehne explained the order to establish the additional silt pond.

General conversation was had about what MnDOT would like to see and additional flooding concerns.

The public hearing was closed.

The Findings were reviewed and found to be met.

A motion was made to approve the Amendment to Conditional Use Permit #1155 by Bruce Froehlich, second by Joy Cohrs and passed unanimously.

Geoff Beranek introduced Rezone Permit #136 to rezone 3 acres from Conservation Agriculture to Industrial to allow for the recycling/crushing of road materials.



Sibley County Zoning

Property Assessing & Zoning Department
400 Court Avenue - P.O. Box 532
Gaylord, MN 55334
Phone: (507) 237-4091
TDD: (507) 237-4330
Zoning@co.sibley.mn.us

Chelsea Morgan stated this would give them the ability to haul back materials from their projects and they would crush annually.

The public hearing was opened.

Terry Morrison asked how long the crushing operation would be there.

Chelsea Morgan stated the crushing would take place for the duration on the pit.

Terry Morrison asked if the pit would be expanded in the future.

Chelsea Morgan stated the gravel would pretty well be used up to the site if the 20 acres was mined.

General discussion was had on rezoning the acreage back to Conservation Agriculture at the end of the life of the pit and marking the area.

General discussion was had on the type of material that would be brought in to be recycled.

Chelsea Morgan stated it would only be concrete and asphalt.

The public hearing was closed.

A motion to approve Rezone Permit #136 with two conditions was made by Joy Cohrs, second by Brad Perschau and passed unanimously.

Geoff Beranek introduced Conditional Use Permit #1157 to allow the operation of a salvage yard for the crushing and recycling of concrete and asphalt.

The public hearing was opened.

Geoff Beranek stated the Township had recommended approval for the applications.

The public hearing was closed.

The Findings were reviewed and found to be met.



Sibley County Zoning

Property Assessing & Zoning Department

400 Court Avenue - P.O. Box 532

Gaylord, MN 55334

Phone: (507) 237-4091

TDD: (507) 237-4330

Zoning@co.sibley.mn.us

A motion to approve Conditional Use Permit #1157 was made by Brad Perschau, second by Terry Morrison and passes unanimously.

A motion to adjourn the meeting was made by Terry Morrison, second by Brad Perschau and passed unanimously.

Meeting was adjourned at 6:38pm.

Attest:



Planning & Zoning Commission, Chair



Date