



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

Scott County Government Center
County Board Room 226
200 Fourth Ave West
Shakopee, Minnesota

Monday, February 10, 2025
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting 6:30 PM with the following members present: Ammar Husain, Jay Picha, Kent Robbins, Ray Huber, Tom Vonhof, Donna Hentges and Lee Watson.

County Staff Present: Brad Davis - Planning Manager; Marty Schmitz - Zoning Administrator; Greg Wagner - Principal Planner, Nathan Hall - Associate Planner; Rachel Nosbush - Deputy Clerk to the Board; Tom Wolf – County Board Commissioner.

II. APPROVAL OF JANUARY 13, 2025 PLANNING ADVISORY COMMISSION MINUTES

Chair Vonhof called for a motion to approve the minutes. Motion by Commissioner Robbins; second by Commissioner Picha to approve the minutes of January 13, 2025, Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

Chair Vonhof presented the Consent Agenda and asked Commissioners and members of the audience if anyone wished to remove this item from the Consent Agenda and be heard as a Public Hearing item.

No motions were made.

Motion by Commissioner Robbins to close the consent hearing; second by Commissioner Hentges. The motion carried unanimously.

3.1 PUBLIC HEARING 6:30 PM: INTERIM USE PERMIT OF AN ACCESSORY DWELLING UNIT (ADU) FOR LAWRENCE & VICTORIA WENNER (PL#2025-003)

- A. Interim Use Permit for Lawrence G. Charles and Victoria A. Wenner to add a detached Accessory Dwelling Unit (ADU) for a family member.

Location: Section 14
Township: New Market
Current Zoning: RR-1 – Rural Residential

Criteria for Approval:

1. *The use will not create a burden on public facilities and utilities, which serve or are proposed to serve the area.*
The proposed use will not have a significant impact to the public facilities that serve the property and the surrounding area.

2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*

The ADU will be to the side of the existing home and there will be limited visibility of the structure from neighboring properties.

3. *If improvements are made, they shall be so designated and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*

The proposed ADU is designed to look like a small residence and would not be unsightly.

4. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide on-site parking.*

The property will continue to use the existing driveway to Logan Avenue.

5. *Adequate water supply, Individual Sewage Treatment System facilities, erosion control, and stormwater management are provided in accordance with applicable standards.*

The ADU will be connected to private well and septic. The proposal has been reviewed by the Environmental Services Department.

6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*

The structure will require a building permit and will be reviewed by the County Building Official for State Building Code requirements.

Conditions of Approval:

1. This IUP is issued to Lawrence G. Charles and Victoria A. Wenner for a detached Accessory Dwelling Unit (ADU) to be added to their property.
2. The applicant is to file with the Scott County Planning Office in January of each year a statement indicating that they are in compliance with the conditions of this Interim Use Permit. This shall include an annual verification that the persons living in the ADU are related to the applicant/owner.
3. This IUP may be annually reviewed by the Township at a time and in a manner as prescribed by the New Market Township Board.
4. The applicants shall pay an annual inspection fee for the IUP, if and when the County adopts an inspection fee ordinance.
5. The ADU shall be connected to a compliant septic drain field system as required by County Ordinance and Scott County Environmental Services.
6. The structure utilized for the ADU shall meet the requirements of the Scott County Building Official and the State Building Code.
7. The IUP shall be reviewed for termination when the property is sold, further subdivided, rezoned, or upon notification that the ADU is no longer occupied by family members.
8. Upon termination of the IUP, the ADU shall be removed from the property or modified in such a way that it no can no longer be described as a dwelling unit.

3.2 PUBLIC HEARING 6:30 PM: REZONE OF PATRICK SULLIVAN (PL#2025-008)

- A. Rezone 120 Acres From A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District

Location:	Section 17
Township:	Belle Plaine
Current Zoning:	A-1, Agricultural Preservation

Criteria for Approval:

1. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official County Com-prehensive Plan.*
The proposed rezoning conforms to the goals and policies contained in the 2040 Comprehensive Plan for preservation of land identified for the logical extension of urban land uses.
2. *The proposed use is or will be compatible with present and future land uses of the area.*

The use is not changing and while the lot size is being reduced the overall density will remain one unit per 40 acres.

3. *The proposed use conforms to all performance standards contained in this Ordinance.*

The use of the property is not changing, the majority of the property will remain in agricultural production.

4. *The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township's service capacity.*

The use is not changing and therefore will not adversely impact public service capacity for local service providers.

5. *Traffic generation by the proposed use is within capabilities of streets serving the property.*

The farmstead has access to Kittson Boulevard and the access point will not be altered.

3.3 PUBLIC HEARING 6:30 PM: INTERIM USE PERMIT OF VALLEY PAVING, INC., (PL#2025-005)

A. Interim Use Permit to Operate a Temporary Asphalt Plant for the 2025 Construction Season

Location: Section 32 & 33 of St. Lawrence Township
 Section 4 & 5 of Belle Plaine Township
Current Zoning: UER, Urban Expansion Reserve

Criteria for Approval (2-7-1):

1. *The use will not create a burden on public facilities and utilities which serve or are proposed to serve the area.*

The proposed operation utilizes state and county roadways designed for large vehicle traffic.

2. *The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.*

The mixing plant will be located on the floor of an existing gravel mine and will be partly screened by a 5-foot-tall screening berm constructed around the mine. Adjacent land is generally undeveloped farmland. The proposed asphalt plant will be setback over 100 feet from property lines and will be located over 900 feet from the nearest residence on the property and over ¼ mile from the nearest residence off the property.

3. *If improvements are made, they shall be so designed and constructed that they are not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.*

The mixing plant will be screened as much as possible from public view and therefore will not be unsightly in appearance.

4. *Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide on-site parking.*

The access has been reviewed by County Highway staff and is the same access approved for the mining operation.

5. *Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.*

Stormwater management has been addressed through the previous IUP for the gravel mine.

6. *All buildings/structures must meet the intent of the State Building Code and/or fire codes.*

Building permits are not required for a temporary structure located less than 6 months on site.

Conditions of Approval:

1. The permit shall be operated in compliance with the applicant's Interim Use Permit application including Project Description and Exhibits. To the extent there are any conflicts between either the plans or the narrative and this permit, the conditions of this permit shall control.

2. The portable asphalt mixing plant and operation shall comply with all rules, regulations, requirements, and standards of the Minnesota Pollution Control Agency (MPCA) and other regulations and standards applicable to the asphalt plant operation.

3. Hours of operation for the mine shall be:

- a. Asphalt plant operations/truck loading/ hauling, 6:00 a.m. to 7:00 p.m. Monday-Friday and Saturday if necessary.
 - b. No work on Sundays.
 - c. Hours may be modified if valid complaints are received regarding noise or other impacts associated with the asphalt plant operations or vehicle traffic.
 - d. Service equipment, 24 hours a day Monday-Saturday
4. Twenty-four hour and night hot mixing operations outside of the specified hours of operation listed in Condition 3 shall be allowed when related to a public road project that requires night hauling/paving. The applicant shall notify Scott County, Belle Plaine Township, the City of Belle Plaine and affected residents within ¼ mile of the mine at least ten days in advance of when the operations will occur.
 5. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
 6. The property shall be maintained in a neat and orderly manner.
 7. The applicant shall comply with the approved Solid Waste Facility License.
 8. There shall be no overnight camping of employees of the company on the mine property.
 9. The applicant shall water the haul road to minimize dust, as needed.
 10. For awarded jobs, Valley Paving will direct truck traffic west on CR 66 to US Hwy 169 unless a project is located south or east where no good alternate route exists.
 11. The Operator shall monitor for dust and soil tracking onto the County Road. The applicant shall take action to reduce dust and soil tracking onto the County Road.
 12. The temporary asphalt plant shall be operated for a maximum of 240 hours unless an extension is approved administratively by the County, City & Township.
 13. The plant shall be operated in compliance with Minnesota Noise Standards.
 14. The Operator shall identify a person within the company for the residents, the Town Board, the City of Belle Plaine or Scott County to contact regarding their concerns of the IUP.
 15. The IUP shall terminate on December 1, 2025.

Motion by Commissioner Huber; second by Commissioner Robbins to approve the Consent Agenda. The motion carried unanimously.

Commissioner Huber noting Town Board Recommendations.

Chair Vonhof called for a vote on the motion to approve the requests as follows:

Commissioner Husain: Aye
 Commissioner Picha: Aye
 Commissioner Robbins: Aye
 Commissioner Huber: Aye
 Commissioner Vonhof: Aye
 Commissioner Hentges: Aye
 Commissioner Watson: Aye

The motion passed unanimously with 7 Ayes.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:33 PM: CONDITIONAL USE PERMIT OF LAMAR ADVERTISING (PL#2025-006 & PL#2025-007)

- A. Request for Conditional Use Permit (PL202-007) for Lamar Advertising to construct a 478 sq. ft. advertising sign/billboard on Parcel 070470010.
- B. Request for Conditional Use Permit (PL202-006) for Lamar Advertising to construct a 478 sq. ft. advertising sign/billboard on Parcel 079280018.

Location:	Section 28
Township:	Louisville
Current Zoning:	I-1, Rural Industrial

Marty Schmitz presented the staff report for this Application. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [February 10, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Robbins asked for clarification that the request is for 2 signs but the recommendation will be passed with one vote.

Mr. Schmitz confirmed.

Commissioner Robbins questioned if the sign company is aware of what items will be displayed on the billboards.

Don Laubach, Lamar Advertising, responded that there is an internal review process and that advertisements need to be approved prior to being displayed on the billboard.

Commissioner Robbins questioned if the billboards will be electronic or static.

Mr. Laubach explained the billboards will be static.

Mr. Schmitz further commented that the billboards will be illuminated at night.

Chair Vonhof opened the public hearing at 6:40 pm.

Public Comments and Questions at the Podium:

No one approached the podium.

Chair Vonhof asked for a motion to close the hearing.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Huber. The motion carried unanimously.

Motion by Commissioner Watson; second by Commissioner Hentges, based on the criteria for approval listed in the staff report, I recommend approval of the Conditional Use Permit for Lamar Advertising to construct and operate a 478 sq. ft. billboard noting that this recommendation is subject to the conditions listed in the staff report.

Chair Vonhof further noted Township approval and that his recommendation is approving both PL#2025-006 and PL#2025-007

Chair Vonhof called for a roll call vote on the motion to approve the request as follows:

Commissioner Husain: Aye
Commissioner Picha: Aye
Commissioner Robbins: Aye
Commissioner Huber: Aye
Commissioner Vonhof: Aye
Commissioner Hentges: Aye
Commissioner Watson: Aye

The motion passed unanimously with 7 ayes.

Criteria for Approval:

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.

The proposed use will not create an excessive burden on public facilities, as it will generate very limited traffic for sign maintenance.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.
The billboard is located on an industrial zoned area along Hwy 169 and meets the required separation set forth in Ordinance to what are deemed non-compatible land uses (schools, parks, churches, etc.).
3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.
The proposed structure will be of similar in style to other existing billboards along Hwy 169 and is located in an industrial district so as not to hinder development on adjacent properties.
4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
The use is consistent with the uses allowed in the I-1, Zoning District.
5. The use is not in conflict with the Comprehensive Plan of Scott County.
The Scott County 2040 Comprehensive Plan guides this property for industrial uses, so this proposed use is consistent with the Comprehensive Plan.
6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.
Access to the billboard will be via the adjacent properties, and little to no parking will be required except for when work is performed to construct and maintain the billboard.
7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.
The billboard will use no water, and the only land disturbance will be for the billboard footing that will be reviewed as part of the building permit.
8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.
The proposed billboard will require a building permit, and the site has ample access for fire service access.

Conditions of Approval:

1. The CUP holder is to file with the Scott County Planning Office in January of each year a statement indicating that they are operating in compliance with the conditions of the Conditional Use Permit (CUP).
2. The CUP is issued for the construction of a double-faced 478 sq. ft. (10.5' x 22.75') sign having a total height of 30 feet. The sign may be lighted by upward facing light fixtures. Such fixtures shall not in any way interfere with traffic.
3. The Louisville Town Board may conduct an annual review of the CUP to ensure compliance
4. The CUP holder shall pay an annual inspection fee for the CUP, if and when Scott County adopts an inspection fee ordinance.
5. If ownership changes, the new applicant/owner shall contact the Louisville Township Board and the County Zoning Administrator to review the conditions of the CUP, and any proposed operational changes. The applicant/owner shall notify Zoning Administration for any possible operational changes and at a minimum, a Certificate of Compliance will be required from Scott County Zoning Administration.
6. The property area around the billboard shall be maintained in a neat and orderly manner at all times.
7. The billboard shall at all times comply with the provisions of the Zoning Ordinance, especially those pertaining to the Advertising Signs/Billboards in Chapter 11.
8. All structures shall meet the requirements of the Scott County Building Official and shall be permitted as required by the State Building Code.
9. The Applicant shall provide surveys at the time of building permit to show the signs meet the required road right-of-way setback.
10. The property shall at all times comply with the requirements of the MN Department of Transportation. If required, the applicant shall obtain MnDOT approval of an Advertising Device.

4.2 PUBLIC HEARING 6:42 PM: INTERIM USE PERMIT AMENDMENT OF PENTAGON MATERIALS, INC., (PL#2024-076)

- A. Request for Interim Use Permit PL2024-076 for Pentagon Materials, Inc. to expand their Sand and Gravel mining operations from 26 acres to 86 acres and increase depth of mining

Location: Section 33
Township: St. Lawrence
Current Zoning: UER, Urban Expansion Reserve

Greg Wagner presented the staff report for this Application. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [February 10, 2025 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Huber questioned the distance from Jordan and Belle Plaine.
Mr. Wagner responded Jordan is 3 miles and Belle Plaine is just over 1 mile.

Commissioner Robbins asked for clarification that the Applicant will be mining beneath the water table.
Mr. Wagner confirmed and further clarified the current IUP allows mining below the water table and this application to amend the mining permit to allow mining to go deeper and add an additional 60 acres.

Commissioner Robbins asked if the proposed wet mining method could harm the water resource.
Ms. Pauly, an engineer representing the Applicant, stated the proposed wet mining method does not harm the water resource, because this method does not include pumping out water or disturbing the water table. Wet mining includes dredging practices that scrape under the water table and pulls up the product.

Commissioner Husain asked how far the mining operation is from Hwy. 169.
Ms. Pauly said the required setback is 50 feet from the right-of-way and the road is 100 feet from there.

Commissioner Husain questioned how the roads would be affected and how the nearest residential home will be protected from dust and air pollution.
Ms. Pauly responded the road is not impacted due to setbacks and they will be watering the internal haul roads for dust control and perimeter berms will be installed. The mine is depressed which also helps with dust and noise.

Commissioner Husain questioned why the adjacent lot with the residence is not part of the mining application.
Ms. Pauly explained the resident had divided the parcel a long time ago and the Applicant does not want the home property to be a part of the mine.

Commissioner Husain asked how the water table will be protected from local agricultural water run off.
Ms. Pauly stated there will be perimeter berms between the ag land and mining operations, which would prevent stormwater runoff from entering the mine property.

Commissioner Huber questioned the sand quality and the future development of the land. Further commenting on concerns of the land if this was to become residential.
Marty Preusser, Pentagon Materials, clarified the quality of the granular material. Ms. Pauly explained after mining the property will become agricultural and will not be residential or small commercial for decades after mining (based on current land use plans). Additional overburden may also allow additional reclamation.

Commissioner Robbins questioned how often the mine will test groundwater.
Ms. Pauly responded they are currently testing three times a year.

Chair Vonhof opened the public hearing at 7:16 pm.

Public Comments and Questions at the Podium:

Bob Pieper, Louisville Township, questioned the monitoring of wells and how often, and how far are the private wells and the river to the mine, and questioned how the discharge goes to the river.

Ms. Pauly responded the river is roughly 1 mile from the mine site and each monitoring well is checked three times a year. Ms. Pauly further commented the ground water flows to the river and there is a drainage channel under Hwy. 169.

Brad Davis questioned the future waterbody depicted on the reclamation plan and its purpose for the future. *Ms. Pauly explained they are planning the water body as an amenity for any future uses after reclamation, and that the water body will also serve some stormwater benefits from agricultural uses before water flows into wetlands.*

Chair Vonhof asked for a motion to close the hearing.

Motion by Commissioner Robbins to close the public hearing; second by Commissioner Hentges. The motion carried unanimously.

Motion by Commissioner Huber; second by Commissioner Robbins, based on the criteria for approval listed in the staff report, I recommend approval of the Interim Use Permit amendment for Pentagon Materials, Inc. to expand and operate a sand and gravel mine, noting that this recommendation is subject to the conditions to be satisfied prior to County Board consideration of the IUP.

Chair Vonhof called for a roll call vote on the motion to approve the request as follows:

Commissioner Husain: Aye

Commissioner Picha: Aye

Commissioner Robbins: Aye

Commissioner Huber: Aye

Commissioner Vonhof: Aye

Commissioner Hentges: Aye

Commissioner Watson: Aye

The motion passed unanimously with 7 ayes.

Criteria for IUP Approval (Chapter 2-7-1):

1. The proposed use does not create an excessive burden on public facilities.
The proposed operation has an approved access to County Road 66, which will also act as the primary haul route to US Highway 169.
2. The proposed use is compatible with uses on adjacent lots.
The surrounding land uses are primarily agricultural row crop. The nearest adjacent residence is to the south, which is located on a previous mining site. The mine processing activities must maintain a 500-foot setback to that home.
3. The proposed improvements will be designed to not hinder orderly and harmonious development in the zoning district.
No buildings are proposed for the mining operation.
4. Adequate measures have been taken to provide ingress and egress so to minimize traffic congestion and access to public roads.
The mine has access to County Road 66 in a location approved by the County Transportation Department. The main haul routes use County roads and US Highways.
5. Adequate water supply, individual sewage treatment facilities, erosion control, and stormwater management are provided in accordance with applicable standards.
The applicant has provided a Resource Management Plan to deal with stormwater management as well as a Storm Water Pollution Prevention Plan that addresses erosion control. Portable restrooms will be provided for employees.
6. The proposed buildings will need to meet all Building Code requirements.
There are no structures proposed as part of the mining activities.

Conditions of Approval:

1. The Interim Use Permit (IUP) is issued to Pentagon Materials, Inc. applicant, and Schultz Gravel Pit LLC, property owner, for sand and gravel mining. Any changes in the mine operator or property ownership shall be reviewed by Scott County and the St. Lawrence Town Board to determine compliance with the IUP.

2. The mine shall be operated in accordance with the Application for Interim Use Permit Amendment narrative and project plans dated December 16, 2024 (as may be amended to address changes to mining operations, Erosion & Sediment Control and Stormwater Management items, end land use/reclamation plan) prepared by Sunde Engineering.
3. Mining, for the purposes of this IUP, will be limited to stripping, extraction, crushing, screening, washing, stockpiling, hauling and the on-site movement of materials. Any activity not enumerated will require a revised IUP. Any asphalt or concrete mixing plant will require a separate IUP.
4. Hours of operation for the mine shall be:
 - a. Mining/Truck loading/Hauling/Crushing/Recycling/Reclamation Activities shall be limited to 6:00 a.m. to 7:00 p.m. Monday-Friday and 7:00 a.m. to 3:00 p.m. Saturday.
 - b. Equipment Maintenance, Permitted during daylight hours
 - c. No work on Sundays
 - d. Hours may be amended by the Township or County if valid complaints are received regarding noise or other impacts associated with the mine operations or vehicle traffic.
5. The main haul route shall be County Road 66 west to US Highway 169 as much as feasible to avoid truck traffic past adjacent residences to the east.
6. The Operator shall maintain 100 feet of paved approach on the access road as required by the County Transportation Access Permit to minimize dust and debris being brought onto the County Road. The Operator shall water the haul roads and processing areas of the mine as needed to minimize dust, and any dirt or debris on County Roads shall be the responsibility of the IUP holder and shall be promptly removed upon notification of the Township or Scott County Transportation.
7. The Operator shall be responsible for any damage to county or state roadways caused by haul trucks entering and exiting the mine and shall at all times comply with required county access regulations and permits.
8. The Operator shall post a bond or irrevocable Letter of Credit in an amount sufficient to insure compliance with the conditions of the Interim Use Permit and Restoration/End Use Plan. The amount of this bond will be subject to annual review for adequacy and based upon a reasonable estimate of reclamation grading costs. The Operator shall provide evidence that the required bond remains valid and is adequate to reclaim the mine in conformity with the approved Reclamation Plan. In the event the County Zoning Administrator determines that an additional surety is needed to assure adequate funds are available for the Reclamation Plan, the operator shall provide such surety within 30 days of the notice.
9. When mining is completed, a registered engineer shall certify to the County that the site has been restored in accordance with the end use plan. All equipment and temporary structures shall be removed no later than six months after termination of mining operations or IUP expiration.
10. The operator shall file with the Scott County Planning Office in the spring of each year, a statement stating that they are in compliance with the conditions of the Interim Use Permit (IUP). Failure to do so may be a basis for revocation of the IUP. In the fall of each year following the construction season, a registered engineer will review the site and prepare a written report in accordance with the mining operations plan, as submitted and approved, specifically concerning the status of the Reclamation Plan. The engineer's report must include the volume of material leaving the pit, how much material is remaining in the pit and how much of the pit was reclaimed. If the pit is being depleted faster than reclamation is occurring additional security will be required.
11. The Operator and owner shall retain manifest for all fill material imported to the site. The manifest shall document the source of the fill, soil type, and absence of contamination. Copies of the manifest will be retained by the operator and mine owner and will be available for review by the Township and County Staff.
12. Boulders and rocks, organic soils and debris (topsoil, peat, muck, stumps, roots, logs, brush, etc.), demolition debris (broken concrete or bituminous fragments, brick, lumber, metal, etc.) and any other solid or hazardous waste shall not be used as fill in reclamation, restoration, or rehabilitation.
13. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
14. The Operator shall obtain a Solid Waste License from Scott County for the storage and processing of recycled materials including concrete and asphalt. The Solid Waste License shall include a performance bond as required by County Ordinance.
15. The property shall be maintained in a neat and orderly manner. Noxious vegetation shall be controlled in compliance with County Ordinances. All berms shall be vegetated and mowed to prevent noxious weeds.

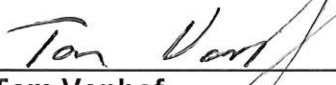
16. There shall be no overnight camping of employees of the company on the site.
17. The Operator shall identify a person within the company for the residents, the Town Board, or Scott County to contact regarding their concerns of the IUP.
18. The Operator shall comply with all rules, regulations, requirements, and standards of the Minnesota Pollution Control Agency (MPCA) and the MPCA Non-Metallic Mining Permit shall be followed for all requirements including groundwater monitoring (quarterly if/when extraction is done below the water table) and for a spill prevention plan and groundwater protection plan.
19. All production equipment will be designed to meet the MPCA noise standards. Any violations shall be corrected immediately, and if deemed appropriate by Township or County, the County shall contact a private testing firm to determine the ambient noise level on the property and at the closest residences, if problems/complaints are generated. All cost for testing as determined by the County will be the responsibility of the operator.
20. The applicant shall provide to the Scott County Auditor's Office appropriate payment due for gravel tax in accordance with State and County regulations
21. Topsoil shall be stockpiled for use during reclamation and shall not be sold or removed from the site. Screening berms shall be installed according to the approved plans to help screen the mine and also provide noise and dust control to adjacent parcels. Erosion and Perimeter Controls shall be installed and maintained during operations.
22. Stockpile height shall not exceed 30 feet higher than the initial grade of the mining area or 50 feet in height, whichever is lower.
23. The applicant shall obtain all other necessary regulatory permits, including maintaining the required MN Department of Natural Resources (DNR) Water Appropriations Permit for the production well, and shall also be compliant with Wetland Conservation Act (WCA) regulations. Wetland buffers shall be maintained according to WCA and County Zoning Ordinance regulations.
24. The IUP may be reviewed annually at a time and in a manner specified by the St. Lawrence Town Board.
25. The IUP shall terminate upon cessation of mining activities, currently estimated to take between 20-25 years, and after final reclamation of the site. If mining activities are ceased or interrupted for more than one year the applicant shall notify the Township and County, as part of their annual report, as to plans for future resumption of mining activities. Reclamation shall be completed within one year after conclusion of mining activities.

V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

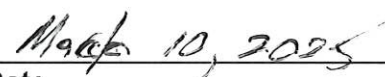
VII. WORKSHOP: ACCESSORY DWELLING UNIT (ADU)

VI. GENERAL & ADJOURN

Motion by Commissioner Hentges; second by Commissioner Huber to adjourn the meeting at 7:25 PM. The motion carried unanimously.



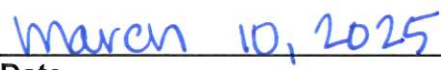
Tom Vonhof
Chair, Planning Advisory Commission



Date



Rachel Nosbush
Deputy Clerk to the Board



Date