



SCOTT COUNTY
PLANNING ADVISORY COMMISSION
MEETING MINUTES

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

Monday, May 11, 2026
County Board Room at 6:30 PM

I. ROLL CALL AND INTRODUCTIONS

Vice Chair Watson opened the meeting at 6:30 PM with the following members present: Ed Holden, Ray Huber, Donna Hentges and Lee Watson. Ammar Husain, Kent Robbins and Tom Vonhof absent with notice.

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

II. APPROVAL OF APRIL 13, 2026 PLANNING ADVISORY COMMISSION MINUTES

Vice Chair Watson called for a motion to approve the minutes. Motion by Commissioner Huber; second by Commissioner Hentges to approve the minutes of April 13, 2026 Planning Advisory meeting. The motion carried unanimously.

III. CONSENT AGENDA

Vice Chair Watson opened the public hearing and read 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 Huber to close the consent hearing; second by Commissioner Hentges. The motion carried unanimously.

Motion by Commissioner Huber; second by Commissioner Holden to approve the Consent Agenda.

3.1 CONSENT HEARING 6:30 PM: REQUEST FOR REZONE AND PRELIMINARY PLAT OF KOCINA ADDITION (PL#2026-019)

- A. Request to 76.5 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District.
- B. Request for Preliminary Plat of Kocina Addition consisting of 2 lots and 1 outlot on 76.50 acres.
- C. Request for Final Plat of Kocina Addition consisting of 2 lots and 1 outlot on 76.50 acres.

Location: Section 29
Township: Belle Plaine
Current Zoning: A-1, Agricultural Preservation District

Vice Chair Watson called for a vote on the motion to approve the request as follows:

Commissioner Holden: Aye
Commissioner Husain: Absent
Commissioner Robbins: Absent
Commissioner Huber: Aye
Commissioner Vonhof: Absent
Commissioner Hentges: Aye
Commissioner Watson: Aye

The motion passed unanimously with 4 Ayes, 3 Abstentions.

Conditions to be Satisfied Prior to County Board Consideration:

1. Any conditions listed in the Belle Plaine Township recommendation.
2. Any conditions listed in the MN Department of Transportation review of the rezoning and plat applications.

Conditions to be Satisfied Prior to County Board Consideration:

1. The County Surveyor, Attorney and Recorder review and sign the plat.
2. Payment of all Belle Plaine Township and Scott County Final Plat fees.

Criteria for Approval:

1. *Adequate Drainage* – the proposed plat meets all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.
2. *Adequate Potable Water Supply* – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.
3. *Adequate Roads or Highways to Serve the Subdivision* – Lot 1, Block 1 has existing frontage and driveway access to Fabor Avenue, a gravel Helena township road. Lot 1, Block 2 has frontage and driveway access to 280th Street West (State Trunk Highway 19). Outlot A has road frontage and a field access to Fabor Avenue.
4. *Adequate Waste Disposal Systems* – the existing home septic and the proposed new septic sites meet all requirements of the individual sewage treatment system ordinance.
5. *Consistency with the Comprehensive Plan* – the proposed plat conforms to the goals and policies contained in the 2040 Comprehensive Plan for the Agricultural Area.
6. *Public Service Capacity* – the proposed development does not adversely impact the public service capacity of local service providers.
7. *Consistency with the Minnesota Environmental Quality Board's Policies*- the proposed subdivision does not meet the minimum thresholds for an Environmental Review.
8. *Consistency with Capital Improvement Plans* – the proposed plat is not requiring any county funded road improvements; therefore, it is consistent with the County's capital improvement plan.

IV. PUBLIC HEARING

4.1 PUBLIC HEARING 6:31 PM: REQUEST FOR INTERIM USE PERMIT OF HOFFMAN CONSTRUCTION (PL#2026-022)

- A. Request to operate a 27.5 acre borrow pit for the 169/282/9 interchange project

Location:	Sections 13
Township:	St. Lawrence
Current Zoning:	UER, Urban Expansion Reserve

Marty Schmitz presented the staff report for this Application. Mr. Schmitz introduced Jason Duss of Hoffman Construction for further presentation. Planning Advisory Commission packets, staff reports, video recording and approved minutes are available for download at the Scott County Website link: [May 11, 2026 Planning Advisory Commission](#) or by visiting www.scottcountymn.gov/pacreports and selecting the current date.

Commissioner Comments and Questions

Commissioner Huber questioned if the Applicant plans to import any material for the mining process.

Mr. Duss responded there is no intention of bringing in any material for the mining process and this is a cut site so they only plan on removing the sand.

Commissioner Huber asked if there will be issues with the elevation after mine reclamation when it comes to extending future city water and sewer connections on the property.

Mr. Duss explained the elevation of the reclaimed mine site will be level, excluding the north portion of the site, which is intended to be a water filtration site when and if future development occurs on the property.

Commissioner Holden asked for clarification on what the largest depth of the mine would be?

Mr. Duss answered the majority of the land would be mined to an average of 4-6 feet with the exception of a few spots being up to 10 feet in depth and the area next to the pond being up to 23 feet in depth.

Commissioner Hentges asked if the proposed mine site is only for one project; particularly given the high cost of reclamation it would seem like there could be interest in mining material out of this site for a longer period of time.

Mr. Duss stated it's only for the interchange project. This proposed location is financially advantageous given its close proximity to the project site. Once the project is finished Hoffman will terminate the IUP.

Commissioner Huber commented on the public concern raised in the comment letters of 190th St. and how the road will be maintained during and after truck hauling.

Mr. Duss explained Hoffman Construction would be open to videoing the road and fixing the road and further explained there is a total of 40 days of hauling over the proposed life of the mining operation and is not a continuous, year-round hauling project. He stated Hoffman would be open to photographing/videoing the conditions of the road prior to opening the mine operation.

Commissioner Huber questioned the possibility of moving the pit to the west or southwest about 100 feet in order to give the neighboring residents more space between their homes and the pit.

Mr. Duss stated Hoffman could be flexible depending on the material on that portion of the property but would also need to be mindful and respect the wetland buffer setbacks on the property.

Commissioner Watson commented on the traffic concerns during peak hours raised in the comment letters. He asked how Hoffman plans to address these concerns.

Mr. Duss explained the use of the new road over the railroad and truckers would be yielding to the traffic running about 35 trucks an hour but ultimately they still have a job to do.

Commissioner Hentges commented on the City of Jordan's opposing letter and asked if Hoffman has addressed these concerns

Mr. Duss commented Hoffman has addressed some of the comments, but that Jordan has stated that they are opposed to the project. This is a standard operation, and he feels many concerns the city raised are meant to delay or deny the project. Hoffman does not plan to do a traffic study. Hoffman Construction does not plan to operate or haul any materials during high traffic time such as the fair. If Hoffman Construction needs to entertain some of them moving forward to meet the requirements of the land use permit, they will do that.

Commissioner Holden questioned the timing of this proposal. Why is this application coming before the planning commission now and not during the original bidding process, which happened in 2024.

Mr. Duss stated that Hoffman Construction's bid was made without locking in where they would obtain their sand resources, as Hoffman typically seeks to open up their own burrow pits like this for large projects they bid on. He said this is the third site they have explored in the Jordan area.

Commissioner Holden asked if this project is not approved, will they go down 190th Street and find the next closest mining location.

Mr. Duss confirmed that this is likely as there are other opportunities on 190th Street.

Vice Chair Watson opened the Public Hearing at 7:03 pm.

Public Comments and Questions at the Podium

Pete Giancola, neighboring township property owner, expressed concern how this mine could impact the respiratory health of a family member and a neighbors family member in regard to dust including silica dust and air quality. He expressed traffic concerns associated with this proposal. Mr. Giancola further commented there is no proposed berming on the north side of the site to protect and screen his neighborhood. He said, with this proposed location, the cost savings is for Hoffman not for anyone else's safety. Other mining operations are available for Hoffman to use.

Michael Trujillo, neighboring city property owner, agreed with other comments stated questioned the types of trucks used for hauling and how will the volume of material be monitored, the grubbing of trees and if they will be replaced, will there be work on holidays and weekends, hours of operation, will there be on-site stockpiles, who monitors noise and haul roads, concerns on differing information being presented in the staff report and what Mr. Duss is expressing at the meeting in regards to how many trucks per day, what will the end project look like and noise concerns.

Brad Davis, Planning Manager, asked for the Applicant to approach the podium and answer questions being presented.

Mr. Duss responded they will use dump trucks, there will be no scaling, they will do survey at the beginning and end to determine the final extraction volume. The property owner does not want to replace the trees, they will not operate during holidays, they intend to run 35 trucks per hour, project will be completed within 14 months and do not plan to work often during winter months and plan to plant a combination of native grasses typically use a MNDOT mix.

Mr. Davis asked staff to provide the County Zoning ordinances' required hours of operations for mines. *Mr. Schmitz responded the county ordinance limits hours of operation to 7am-7pm during the week and 7am-5pm on Saturdays and because the project impacts Jordan Residents and use City roads they would follow the City of Jordans hours of operation which are 8am- 5pm on Saturday. Mr. Schmitz further explained a condition of approval would require the applicant to pay for a noise study if noise complaints were received.*

Brad Remington, neighboring city property owner, asked if Hoffman has ever sited a sand pit this close to a neighboring residential area like this situation? He expressed concerns with the mine and health impacts and further questioned light pollution during nights.

Grant Tilus, neighboring city property owner, made comments about why not use local sand pits already established; which would actually be used for local economic growth while supporting local business without conflicting with local residents.

Eric Rud, neighboring city property owner, noted his home is about 200 feet or less from the pit and expressed concerns for the health and safety of all children in the neighborhood and how this mine will affect children like his son with sensory issues. Mr. Rud mentioned existing laws such as American Disability Act, Fair Housing Act, Rehabilitation Act and MN Human Rights Act all have statements about government making decisions that place a disproportionate impact on citizens with disabilities. Mr. Rud further commented there are alternative sites to obtain this material.

Colin Perrier, neighboring city property owner, commented on health disabilities of a member in his own home and how the mining and silica dust can affect their overall health and further commented on daycares in the neighborhood and the potential health effects on those children.

Tim McCoy, neighboring city property owner, questioned the overall cost benefit of this project and who is actually benefitting from this project. Mr. McCoy further commented on who will be paying for the breakdown or shortened life of 190th St due to this mine.

Brandon Baer, neighboring city property owner, stated he agrees with many previous comments and questioned if a haul route going west and south and using the new 59 bridge could be an alternative route and if any air quality studies have been done.

Mona Bischof, neighboring township property owner, the Planning Commission needs to consider the Township's position on this proposal. She said there have been other major grading and development projects (Minger Construction, Michael's Foods) on 190th Street inside the city limits that cause dust and sand piles, but nobody complained about those sites.

Ted Kornder, St. Lawrence Township Supervisor, responded it is in the landowners' rights to do what they want with their own property and said the County's Urban Expansion Reserve District allows mines like this as an IUP. He expressed concerns with the City of Jordan's authority over St. Lawrence Township when it comes to annexation and its influence when it comes to land use proposals in the urban expansion area. He said the city does not have a transportation plan for this area. The landowner has the right to go through the process. The Township did not make a recommendation on the request.

Commissioner Hentges made comment, on her own behalf, that she does not want to get into a dispute between the city and township and she reviews all land use applications with an independent review to make an informed decision. Commissioner Holden seconded Commissioner Hentges comment.

Mr. Davis said the Planning Commission makes a recommendation on land use applications like this but the final decision lays with the County Board.

Mr. Giancola made comment on the state law regarding quiet enjoyment of one's space/home.

Luke Wheeler, City of Jordan engineer, stated the City of Jordan is opposed to this project as expressed in the city's comment letter. He said lowering portions of the subject property, as a result of this mining activity, will potentially impact the city's ability to extend sewer and water.

Jeff Matzke, City of Jordan planner, said the County's 2040 plan has goals and policies that should be used to evaluate a development's impact to future city infrastructure, utilities and access. He said the subject property is guided for medium density housing development similar to the Timberline Development. Property on the south side of 190th Street is guided for industrial use.

Clint Mack, neighboring city property owner, questioned if the load per hour or day noted in the staff report is one way traffic or two-way traffic, and further expressed concern over the walking path which is parallel to the road and what impacts that could have on pedestrians.

Mr. Davis asked Mr. Duss to address questions which have been brought up including light pollution, air quality and overall health impacts, projected truck traffic, and alternative haul routes.

Mr. Duss stated only headlights from the excavator and dump trucks will be present and they intend to build a berm to help with noise and screening of the site. Mr. Duss said the load-per-day counts noted in the staff report is two-way traffic of trucks hauling loaded leaving the site and coming back empty. Mr. Duss said Hoffman looked at alternative routes but do not plan to proceed with them as they are extra miles which would cost more in fuel and wear and tear on the trucks.

Bob Malz, neighboring city property owner, commented that the Town Board are elected officials that need to make tough decisions and it is no different from the Planning Commission, and a proper and correct decision needs to be made on this project. Mr. Malz further commented that traffic backups are a concern and that a traffic plan is needed that includes input from law enforcement. Should this permit mover forward consideration should be given for paving 185th Street as an alternate road for residents.

Corey Bargman, neighboring city property owner, said neighboring residents should not have to suffer because of the applicants' poor planning.

Tim Cragoe, neighboring township property owner, expressed concern over differing information being presented in the staff report and what Mr. Duss is presenting tonight regarding actual acres and depths being

excavated for mining. The Hanson mine in Carver County is only 2 miles from the interchange project. Concerns with wildlife.

Mr. Malz asked what is stopping another company from coming in and continuing to mine this property after Hoffman leaves. Concern with setting precedent for future mines on this property.

Mr. Duss presented a contour map indicating the depths in which Hoffman will be mining. For the most part, the map showed depths of 4 to 6 feet.

Jeff Bjick, neighboring township property owner, agrees with detractors and expressed concerns on how this mine could cause traffic impacts on both 185th and 190th Streets

Alice Pflieger, neighboring township property owner, questioned if there are other borrow pits associated with a road project that have been permitted by the County and reclaimed, and what the end project ends up looking like.

Mr. Schmitz responded to Ms. Pflieger that there is a reclaimed borrow site in Louisville Township.

Mr. Trujillo commented that there is a difference between reclamation and restoration and Hoffman's plan is to put topsoil back on the land and seed it, no planting of trees.

Brandon Baer commented the decision should be based on the health and wellness of the residents and not disputes between the Township and the City.

Mr. Cragoe commented that 185th Street is a gravel road and there should be consideration to pave this street as an alternative route for residents if this mine site is approved.

Rebecca Baer, neighboring city property owner, expressed concern over use of 185th Street as a haul route for the project as there are children who live in the neighborhood and how do they plan on safety regarding haul trucks and school buses.

Mr. Trujillo presented drone photos of the area and his home compared to the distance of the pit.

Commissioner Huber questioned the spot elevations Mr. Duss presented to the proposed mine plans presented to the County showing a 20 cut and asked if changes have been made to the plans.

Mr. Duss confirmed that changes have been made since the submittal. The volume and footprint have been reduced.

Mike Varlos, neighboring city property owner, expressed concern with traffic from the mine in addition to traffic impacts from the interchange project.

Commissioner Hentges questioned if there could be follow-up information to conclude if silica sand is even present on the subject property

Mr. Duss said this type of follow-up information can be provided.

Commissioner Huber also questioned if silica sand is even present on the subject property. He asked the applicant what type of sand is present.

Mr. Duss explained the sand is more coarse not fine beach sand.

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

Vice Chair Watson asked for discussion.

Commissioner Huber asked if staff continues to recommend continuing this agenda item to another month so to allow time for the Applicant to gather more information.

Mr. Schmitz confirmed this remains staff's recommendation. The meeting needs to be continued for the applicant to address the following:

- *The County needs accurate updated mining and reclamation plans and narrative. The information shared at the hearing was different from what was submitted with the application.*
- *Air quality study, is silica present at the site, is air quality monitoring warranted.*
- *A professional traffic operations engineer undertakes a traffic study showing the impact of the mine on local roads.*
- *Demonstrate the feasibility of future development of the site with public sewer and water as requested in the City of Jordan's comment memo dated 4/24/2026. Coordinate with Jordan City staff to ensure that information provided addresses the City's concerns.*
- *As stated in the City of Jordan's comment memo dated 4/24/2026, 190th Street West in the City of Jordan was recently reconstructed. The introduction of haul trucks associated with the proposed mining operation will result in additional loading on the roadway and may accelerate the pavement deterioration beyond what was anticipated in the design. Coordinate with City staff to provide the following:*
 - *Evaluate the structural impacts of heavy truck traffic on 190th Street, including consideration of axle loads and cumulative effects*
 - *Identify appropriate mitigation measures, which may include haul route development agreements, roadway maintenance commitments, financial assurances, and/or limitations on haul periods, to ensure that mining-related traffic does not result in premature roadway degradation or unplanned public maintenance costs.*

Commissioner Hentges agreed that more information is needed to make a recommendation, but aside from getting this more technical information, there remains a question for the Planning Commission if this proposed use is compatible with the neighborhood.

Motion by Commissioner Huber; second by Commissioner Hentges, to continue the meeting to a future meeting date to allow time for the applicant to address the concerns raised during the public hearing.

Vice Chair Watson called for an individual vocal roll call vote on the motion to approve the request as follows:

Commissioner Holden: Aye
Commissioner Husain: Absent
Commissioner Robbins: Absent
Commissioner Huber: Aye
Commissioner Vonhof: Absent
Commissioner Hentges: Aye
Commissioner Watson: Aye

The motion passed with 4 Ayes, 3 Abstentions.

V. PLANNING MANAGER UPDATE PRESENTED BY BRAD DAVIS

VI. GENERAL & ADJOURN

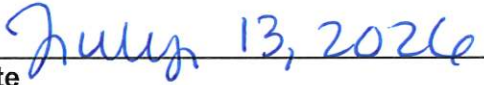
Motion by Commissioner Huber; second by Commissioner Holden, to adjourn the meeting at 8:38 PM. The motion carried unanimously.

Tom Vonhof
Chair, Planning Advisory Commission

Date July 13, 2020



Rachel Nosbush
Deputy Clerk to the Board


Date