



STEELE COUNTY PLANNING COMMISSION MINUTES

Steele County Board Room - 630 Florence Avenue -
Owatonna, MN 55060

Steele County's Mission:
Driven to deliver quality services in a respectful and fiscally responsible way.

MONDAY, JUNE 8, 2026 at 7:00 PM
Steele County Boardroom

Agenda

1. Call to Order

The meeting was called to order by Chair Spatenka at 7:00pm. Members present were Spatenka, Smith, Hansen, Queens Cole, Gillis, Pool. Also present were Commissioner Brady, and staff member Brooks.

2. Pledge of Allegiance
3. Approve Agenda

Motion by L. Queen, seconded by S. Cole to move the May minutes to the next meeting and approve the agenda as submitted. Motion passed unanimously.

4. Approve Minutes
5. Review Building Permits

The building permits for May were reviewed.

6. Bond Discussion

Spatenka attended the last county meeting where they decided to not have bonds.

Rob discussed what it means and how the county board issues permits.

Rob- explains how some counties don't have required bonds

Brady — why is it that many areas can have different slopes, making it more dangerous.

Rob- mentioned the splits of people who pay for bonds, and where that money goes.

Public Hearings

7. Spatenka Addition No.2 Plat

Request: Greg and Pam Spatenka are seeking preliminary and final plat approval of Spatenka Addition No. 2.

Questions and Comments of the Commission: N/A

Public Hearing: N/A

Public hearing closed*

* No discussion from commission

Motion by L. Queen, second by M. Pool to recommend approval of Plat No. 2

Motion Passes

8. CUP 446 Pawlished By Angela

Request: To operate a primarily mobile pet grooming business with limited onsite grooming available by appointment.

Questions and comments of the commission: N/A

Public Hearing: N/A

*Public Hearing was closed

No discussion from the planning commission.

Motion by J. Smith, seconded by S. Cole, to recommend approval of CUP #446 with the following conditions:

1. This permit allows for mobile pet grooming trailer with limited appointments onsite.
2. The business shall not provide boarding, daycare, or overnight services.
3. Solid animal waste shall be cleaned up and disposed of in an approved manner.
4. No wastewater generated by the mobile pet grooming business may be discharged into the onsite septic system. Wastewater shall be handled and disposed of in accordance with local and state regulations.
5. All proposed signage shall conform to the sign requirements established in the Steele County Ordinance.
6. Operator is responsible for obtaining all other federal, state, and local permits and regulations including but not limited to the Department of Agriculture, Board of Animal Health and the Minnesota Pollution Control Agency.
7. The occupation is to be conducted solely by members of the household residing on the premises.
8. No outside storage of material or equipment or display of merchandise shall be allowed.
9. Once issued, this CUP may be revoked, following notice and hearing, and upon finding(s) established by the Planning Commission that the Subject Property and/or use is not in compliance with the Conditions of Approval as stated herein.

Motion Passes

9. CUP #216 Wondra (BP-8) Pit #3

Request: mining of sand and gravel including crushing, screening, and the stockpiling of aggregate material.

Questions and comments of the commission: N/A

Public Hearing: N/A

No discussion by the planning commission.

Motion by L. Queen, second by J. Gillis, to recommend approval of CUP # 216 Wondra (BP-8) Pit #3 with the following conditions:

1. No topsoil shall be removed from the site.

2. The applicant shall continue with the current reclamation plan.
3. Setback from property lines shall be 20 feet of undisturbed soil. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant. The buffer between this property and the property to the north may be removed with agreement between both landowners.
4. To prevent erosion and minimize visual impacts, interim closure (e.g., stabilized slopes and vegetation) shall occur on excavation exposures and soil storage areas inactive for greater than 18 months.
5. Applicant is responsible to obtain and follow all other federal, state, and local permits and regulations including but not limited to NPDES permits, DNR Water Appropriation Permits.
6. The applicant is responsible to initiate renewal proceedings on or before July 1, 2030 or this permit becomes invalid.
7. Hours of operation shall be between 6:00 AM and 7:00 PM. Monday thru Saturday
8. Dust control shall be used on SE 44th Ave. during times of heavy truck traffic.
9. Mining is limited to a bottom elevation of 1285 feet at this time. (approximately 25 feet deep)
10. The access road to the site shall be gated with the gate installed so that it does not swing into the road right-of-way.
11. Trucks shall not track material from the pit onto the public road
12. Signs warning of trucks hauling shall be placed when and where required by Blooming Prairie Township or Steele County Highway Department.
13. This permit remains valid during times when the owner/operator is current on all tax obligations owed to Steele County. If notified by the Auditor of a delinquency, the owner/operator is required to pay the tax or file an appropriate challenge within 30 days or the permit is null and void.

Motion Passes

10. CUP #218 Wondra (BP-20) Pit #2

Request: mining of sand and gravel including the crushing, screening, and the stockpiling of aggregate material and recyclable aggregate material.

Questions and comments of the commission: N/A

Public Hearing: N/A

No Discussion of the planning commission.

Motion by J. Smith, second by M. Pool, to recommend approval of CUP #218 Wondra (BP-20) Pit #2 with the following conditions:

1. No topsoil shall be removed from the site.
2. Applicant is responsible to obtain and follow all other federal, state, and local permits and regulation including but not limited to NPDES permits, DNR Water Appropriation Permits and MN Wetland Conservation Act regulations.
3. Applicant is encouraged to maintain an open dialogue with the neighboring resident in any effort to minimize any conflicts which may arise.
4. Setbacks from property lines shall be 20 feet of undisturbed soil. Any erosion to neighboring properties a result of this mine shall be corrected by the applicant.
5. To prevent erosion and minimize visual impacts, interim closure (e.g., stabilized slopes and vegetation) shall occur on excavation exposures and soil storage areas inactive for greater than 18 months.
6. Final reclamation shall be completed in phases that have been inactive for greater than five years. Final reclamation shall include grading slopes to a 4:1 slope or greater, replacing topsoil, and vegetating exposed areas not used for cropland or reclaimed to open water.
7. The applicant is responsible to initiate renewal proceedings on or before July 1, 2030 or this permit becomes invalid.
8. Hours of operation shall be between 6:00 AM and 7:00 PM Monday thru Saturday.
9. Dust control shall be used on SE 138th St. during periods of heavy truck traffic.
10. Mining is limited to a bottom elevation of 1230 feet at this time. (approximately 25 feet deep)
11. The access road to the site shall be gated with the gate installed so that it does not swing into the road right-of-way.
12. Trucks shall not track material from the pit onto the public road
13. Signs warning of trucks hauling shall be placed when and where required by Blooming Prairie Township or Steele County Highway Department.
14. This permit remains valid during times when the owner/operator is current on all tax obligations owed to Steele County. If notified by the Auditor of a delinquency, the owner/operator is required to pay the tax or file an appropriate challenge within 30 days or the permit is null and void.

Motion Passes

11. CUP 285 Wondra (BP-17) Pit #1

Request: mining of sand and gravel including the crushing, screening, and the stockpiling of aggregate material and recyclable aggregate material.

Questions and comments of the commission:

Queen — can we make these all due at the same time?

Amber- reason as to renew different years is because Dale was out

Public Hearing:

Spatenka — why is there very little gravel going out?

Wondra — *big hill and people are worried about what material is being taken out.*

No discussion by the planning commission.

Motion by L. Queen, second by S. Cole, to recommend approval of CUP # 285 Wondra (BP-17) Pit #1 with the following conditions:

1. Mining is only to be allowed in areas labeled on the submitted FSA photo as field #2 and field #3.
2. Mining is allowed only to a bottom elevation of 1190' in area labeled as field #2.
3. Mining is allowed only to a bottom elevation of 1210' in the area labeled as field #3.
4. The applicant is to satisfy the requirements of the MN Wetland Conservation Act and the Steele SWCD before mining or dewatering can take place in the area labeled as field #2.
5. No mining or placement of fill material is allowed in areas identified by the Steele County SWCD as wetland.
6. A 20-foot unexcavated buffer shall remain adjacent to all property lines.
7. The existing drainage ditch along with a 35 foot or greater vegetative buffer shall be maintained.
8. Dust control shall be used on the access road during periods of truck traffic.
9. The existing woody vegetation along CSAH #24 should be maintained, or a constructed earthen berm shall be required along CSAH #24 to visually obstruct views and provide safety to the roadway.
10. A stop sign shall be placed on the main access road to CSAH #24 and truck hauling signs shall be placed along CSAH #24. The size and placement of these signs shall be at the direction of the Steele County Highway Department.
11. All access roads to the site shall be gated.
12. Hours of operation shall be between 6:00 AM and 7:00 PM. Monday thru Saturday.
13. Interim reclamation shall be completed on any open excavation or soil storage areas inactive for more than 18 months. This reclamation shall include grading slopes to a 2:1 slope or greater and vegetating exposed areas to prevent erosion and minimize visual impacts.
14. Final reclamation shall be completed in phases that have been inactive for more than five years. Final reclamation shall include grading slopes to a 4:1 slope or greater, replacing topsoil, and vegetating exposed areas not used for cropland or reclaimed to open water.
15. The applicant is responsible for obtaining and following all other federal, state, and local permits and regulations, including but not limited to the MN Wetland Conservation Act regulations, NPDES permits, and DNR Water Appropriation Permits.
16. The applicant is responsible for initiating renewal proceedings on or before July 1, 2030, or this permit becomes invalid.
17. This permit remains valid during times when the owner/operator is current on all tax obligations owed to Steele County. If notified by the Auditor of a delinquency, the owner/operator is required to pay the tax or file an appropriate challenge within 30 days or the permit is null and void.
18. Storage pile of recyclable aggregate materials shall not exceed 60,000 cubic yards.

Motion passes

12. IUP 2013-03 Lemke Pit (Lembke Masonry)

Request: mining of sand, gravel, and fill material, crushing and washing of aggregate material, and the stockpiling and processing of recyclable aggregate material

Questions and comments of the commission: N/A

Public Hearing:

Cook stated it should be done next year. His team is working on it.

Discussion by Planning Commission:

Amber clarified that the current permit has a bond.

Motion by J. Smith, second by S. Cole, to recommend approval of IUP 2013-03 Lemke Pit (Lembke Masonry) with the following conditions:

1. The applicant shall post “Truck Hauling” signs as deemed necessary by the Steele County Highway Engineer.
2. Recyclable stockpiles shall not exceed 20,000 cubic yards.
3. No topsoil shall be removed from the site.
4. Setback from property lines shall be 20 feet of undisturbed soil with a 4:1 slope maintained from the edge of the buffer strip to the bottom of the mine. Any erosion to neighboring properties as a result of this mine shall be corrected by the applicant.
5. This permit expires on June 1st, 2030. All reclamation shall be completed unless the permittee has initiated the renewal of this permit before this date.
6. Dust control should be provided in the pit as deemed necessary by the Steele County Planning and Zoning Director.
7. The accesses off of County State Aid Highway #157 shall be gated.
8. Hours of operation shall be between 6:00 AM and 7:00 PM. Monday thru Saturday.
9. Final reclamation shall be completed in phases that have been inactive for greater than five years. Final reclamation shall include grading slopes to a 4:1 slope or greater, replacing topsoil, and vegetating exposed areas not used for cropland or reclaimed or open water.
10. The applicant is responsible for obtaining and following all other federal, state, and local permits and regulations, including but not limited to NPDES permits, DNR Water Appropriation Permits, MPCA solid waste disposal permits, and Minnesota Wetland Conservation Act regulations.
11. This permit remains valid during times when the owner/operator is current on all tax obligations owed to Steele County. If notified by the Auditor of a delinquency, the owner/operator is required to pay the tax or file an appropriate challenge within 30 days or the permit is null and void.
12. The permittee or operator shall furnish a bond or other financial surety as approved by the County Attorney and Planning and Zoning Director, for potential haul road repair and for site restoration. The bond or other financial surety shall be in an amount of \$5,000 per permitted acre for a total amount of \$15,000, assuming 3 permitted acres, and remain in place for 6 years from the date of issuance of the permit. All area outside the permitted acreage shall be staked and entry into the staked area may result in revocation of the permit.
13. Trucks hauling material to and from this site shall not use “jake brakes.”

Motion Passes

Adjourn

Motion by S. Cole, second by M. Pool to adjourn at 8:19pm. Motion passes.