

**MINUTES OF THE
ORONOCO TOWNSHIP PLANNING ADVISORY COMMISSION
2122 CAMPUS DRIVE SE, SUITE 100
ROCHESTER MN 55904**

Minutes of the regularly scheduled meeting of the Oronoco Township Planning Advisory Commission held on **Monday, February 26, 2024**, at 6:00 p.m. at the Oronoco Community Center, located at 115 Second Street NW, Oronoco, Minnesota.

Members Present: Ms. Paige Collins, Chair; Mr. Rich Albrecht, Vice Chair; Ms. Tammy Matzke; Mr. Adam Rucker; Ms. Angela Smith; Ms. Lori Berg; and Ms. Cindy Collins

Staff Present: Ms. Allison Sosa, Associate Director of Planning; Ms. Kristi Gross, Senior Planner and Floodplain Administrator; Ms. Sara Borgus, Secretary

ADMINISTRATIVE BUSINESS:

Ms. Collins, Chair, called the meeting to order at 6:02 p.m.

Pledge of Allegiance

Mr. Rucker made a motion to approve the agenda as written, seconded by Ms. Smith. The motion carried unanimously.

Mr. Rucker made a motion to approve the minutes of January 29, 2024, as written. Ms. Berg seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS:

Conditional Use Permit for operation of an Asphalt Plant on property located in Sections 21 & 28 of Oronoco Township by Milestone Materials, a division of Mathy Construction.

Ms. Gross presented the staff report, dated February 26, 2024, to the commission. The staff report is on file at the Olmsted County Planning Department.

Ms. Berg asked to abstain from this CUP decision as she works for a division of Mathy Construction which presents a conflict of interest.

Ms. Collins opened the public hearing.

The applicant, Andrew Peters, Mathy Construction (residing at 920 10th Ave NW, Onalaska, WI 54650), addressed the Commission. Mr. Peters provided detail on the asphalt plant and its movement around the parcel.

Mr. Peters shared the plans for the property with the asphalt plant.

Mr. Rucker asked for clarification on access points to the property.

Discussion ensued on the use of the asphalt plant and its operating hours.

Samantha Graybill, Mathy Construction (residing at 920 10th Ave NW, Onalaska, WI 54650) addressed the commission to explain how a Stormwater Pollution Plan permit is obtained and monitored.

Tyler Sutherland (residing at 5521 65th St NW, Rochester, MN 55901) addressed the commission to receive clarification on production levels and what residents should expect with the future changes.

Ryland Eichhorst (residing at 756 River Park Rd SE, Oronoco, MN 55960) addressed the commission about the entrance to the plant and if there are any agreements with Mathy Construction and the Township regarding road maintenance.

Mr. Rucker motioned to close the public hearing. Mr. Albrecht seconded the motion. The motion carried unanimously.

With no one else wishing to be heard, Ms. Collins closed the public hearing.

Mr. Rucker moved to recommend approval of OR2024-001CUP with the staff-recommended findings. Mr. Albrecht seconded the motion. The motion carried unanimously.

Findings:

- 1.** The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of such property.

The proposed use is meeting or exceeding all minimum requirements to protect adjacent properties from the proposed use. The Asphalt

Plant is not intended to increase production on the property, but to meet the needs of the existing production of the property. The conditions existing on the site will remain in place.

2. The proposed use will not impede the normal and orderly development and improvements of the surrounding property;

The property is surrounded by similar mineral extraction facilities, a closed landfill and the City of Oronoco's Water Treatment Plant. The future reclamation of the site will allow for the natural and orderly development of the property in accordance with the reclamation plan found in Conditional Use Permit OR2004-005CUP and OR2006-005CUP.

3. Adequate utilities, parking, drainage and other necessary facilities will be provided;

Adequate utilities are available for the operation. Parking will be limited to the equipment operators who are operating the aggregate processing plant. The vehicles will be parked in the operation areas. Drainage at the site will be regulated under current stormwater permits and will be directed to on-site best management structures.

4. Adequate ingress and egress will be provided to minimize traffic congestion in the public streets;

Operations at the site will not create any additional effect on traffic congestions. The quarry has access to 85th St NW, 100 ST NW and Minnesota Avenue.

5. The traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the Township or County in order to handle the additional traffic generated by the use.

There are no upgrades or improvements necessary for the asphalt plant.

6. Adequate measures have been taken or proposed to prevent or control offensive odor, fumes, dust, noise, vibration, or lighting, which would otherwise disturb the use of neighboring property.

The site is compliant with Minnesota State operational permits that regulate dust noise, and vibration on the site. The proximity to the closed landfill limits the amount of vibration the site may produce and is closely monitored. The large parcel size of the operation allows for buffer to adjacent dwellings to minimize any potential impacts to residences.

7. The special criteria or requirements indicated in Article X, General Regulations, are complied with

The operation will comply with requirements in Article X, General Regulations and is noted in the zoning standards table.

8. The water and sanitary systems are or would be adequate to prevent disease, contamination and unsanitary conditions.

No potable water systems will be needed for the plant operation. A portable toilet is provided for the employees at the site. This facility is not open to the public.

Conditions:

1. Asphalt plant shall not be located within Floodprone Soils as shown on the Floodprone Soils map.
2. Asphalt plant shall not be located closer than 100' from the public waterway tributary as shown in the 2024-02-12 Addendum materials.
3. A Natural Heritage review must be conducted with MN DNR staff a copy of the report must be submitted to the Township.
4. If the Natural Heritage review indicates sensitive features that impact the proposed site plan, the applicant must amend the conditional use permit to update the site plan.
5. The applicant will comply with all state and federal permits.

DISCUSSION ITEM:

1. Land Use Planning – River corridor, mini storage, ag zones

Mr. Rucker made a motion to initiate a text amendment to update sections 8.09.1 and 8.09.2 in the Oronoco Township Zoning Ordinance. Ms. Smith seconded the motion. The motion carried unanimously.

Mr. Rucker made a motion to initiate a text amendment to dissolve section 8.14 in the Oronoco Township Zoning Ordinance. Ms. Berg seconded the motion. The motion carried unanimously.

ADJOURN:

Ms. Smith moved to adjourn, Mr. Rucker seconded.

Chair Collins adjourned the meeting. The meeting adjourned at 8:46p.m.

Respectfully Submitted:

Ms. Paige Collins, Chair

DRAFT