

Applicant

Nathan Ulrich
17302 State Hwy 66
Good Thunder, MN 56037

Request and Location

Request for a Conditional Use Permit to stockpile up to 1,000 cubic yards of concrete demolition products and to process the concrete into a useable form of aggregate. The site is zoned Conservation and is located NE Qtr of the SW Qtr of Section 26, Rapidan Township.

Legal Description

Part of the NE Quarter of the SW Quarter of Section 26, Rapidan Township.

Zoning

Conservation District

General Site and Project Description

The proposed location is an abandoned cattle feedlot site that has not been used for many years. The concrete floor will provide a solid base and working area for the proposed use. The applicant intends to bring concrete demolition products onto the site for temporary storage. Up to 1,000 cubic yards (approximately 100 truckloads) of product may be stored on site. The site will not be open to the public for concrete disposal. Once an adequate supply of material is available for crushing, or when there is a need for the final product, a portable crusher will be set up to crush the concrete demo products into a useable form of aggregate. The final product may be used for road base or road cover. The actual crushing activity will take approximately three days once the crusher is set up. It is anticipated that crushing activity will take place once per year, however it is possible that crushing activity could take place up to three times per year. It is estimated that when trucks are hauling that up to 20 trucks may enter and leave the site daily. Normal hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Friday and from 8:00 a.m. to noon on Saturdays.

A protective berm will be constructed to the north, west, and south of the proposed stockpiling and processing area to prevent clean water from running across the storage and processing area. This will also prevent sediment from leaving the storage and processing area.

Reclamation

The life expectancy of the proposed use is difficult to predict. The supply of unprocessed material is almost unlimited. The product is transported to the site from demolition sites and processed. As long as there is concrete demolition debris, there will be a need for recycling (crushing) and reuse. If at some point in time the business closes or there is no further need for such activity, the remaining stockpiles will be sold and no further processing will take place.

Access

Access to the site is provided by an existing driveway off of 171st Lane, a minimum maintenance Township road.

Existing Land Use, 1/4 Mile

North: Crop land

East: Crop Land

South: Wooded ravine system, crop land, and the Maple River at approximately 875 feet to the southeast.

West: Crop land

NATURAL RESOURCES INFORMATION

Topography

The site does slope from north to south.

Floodplain

The proposal is not within a floodplain area.

Shoreland

The proposal is not located within shoreland.

Wetlands

According to the National Wetlands Inventory, there are no wetlands in the immediate area of the site. There is a wetland area approximately 1,000 feet to the southeast of the proposed site.

Township Review

The applicant met with the Township at their April 12, 2011 meeting. The Township has no issue with the request.

Environmental Health Review

Well Review – The applicant indicated that the old building site that the new proposed stockpiling and crushing of cement materials will be located on never had a well. They indicated that this old building site was serviced by a lateral pipe tapped into a side hill seep. The County must conduct an abandoned well survey with the magnetometer prior to any stockpiling of materials on the site.

Wetland Review - Based on an aerial photograph review of the soils, topography and the National Wetlands Inventory maps the location of the proposed area to store and process recycled concrete does not appear to impact any wetland(s). Need to use proper precautions and BMP's to ensure that all runoff is kept in the proposed area and will not impact any wetlands down gradient.

Opinions

Based on the information submitted by the applicant, contained in this report, and as required in Sec. 24-46 of the County Code, the following opinions have been developed for this request:

1. That the proposed use conforms with the county land use plan.
2. The demonstrated need for the proposed use.
3. That the proposed use will not degrade the water quality of the county.
4. That the proposed use will not adversely increase the quantity of water runoff.
5. That soil conditions are adequate to accommodate the proposed use.
6. That the proposed use does not create a potential pollution hazard.
7. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
8. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
9. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
10. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
11. That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
12. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
13. (NA) That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.
14. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

15. (NA) That the intensity of the proposed residential development is not greater than the intensity allowed in the Agricultural Zoning District. Section 24-111 of the Agricultural District States: “Owners of property, residents, other users of property in the agricultural zone, and neighboring properties adjacent to the agricultural zone may be subjected to inconvenience or discomfort arising from normal and accepted agricultural practices and operations including, but not limited to; noise, odors, dust, operation of aircraft and late night operation of farm machinery, the storage and application of manure, fertilizers, soil amendments, herbicides, and pesticides associated with normal agricultural operations.”

Recommendations

Staff recommends **approval** contingent upon the following:

1. The site shall be closed to public disposal of concrete demolition products.
2. The storing and crushing of recycled concrete shall be conducted in compliance with the laws of the State of Minnesota, the Federal Government, and Blue Earth County.
3. All required MPCA permits shall be obtained and maintained.
4. Access points to and from the pit shall be onto State Highway 66. Ingress and egress points from or onto any roadway shall be clearly signed, and only those signed access points shall be utilized. All access points must be approved by the MNDOT.
5. Trucks used in hauling materials from the site shall be loaded in such a manner as to minimize spillage onto public roadways. Precautions must be taken to minimize the deposit of dirt and processed materials onto public roads or highways. Any spillage resulting from overloading or from adhering to truck tires shall be removed at regular intervals.
5. All setbacks shall be met. No stockpiling activity shall occur closer than 50 feet from any property line.
6. Hours of operation shall be limited to 8:00 A.M. to 5:00 P.M. Monday through Friday and from 8:00 a.m. to noon on Saturdays.
7. A reclamation assurance bond (or it’s equivalent) in the amount of \$5,000 shall be obtained by the applicant, payable to Blue Earth County, to guarantee that all unprocessed and processed concrete products are properly removed from the site upon abandonment. Said financial assurance shall be maintained by the applicant until the operation has ceased and all stockpiles re removed from the site.
8. That a clean water diversion berm or other approved measures be provided to prevent clean water runoff from coming into contact with the stockpiling and processing site. If an earthen

berm is constructed, adequate erosion control measures shall be implemented to prevent sediment from entering a nearby ravine system.

9. This permit shall remain in effect as long as all conditions included in the resolution are observed.

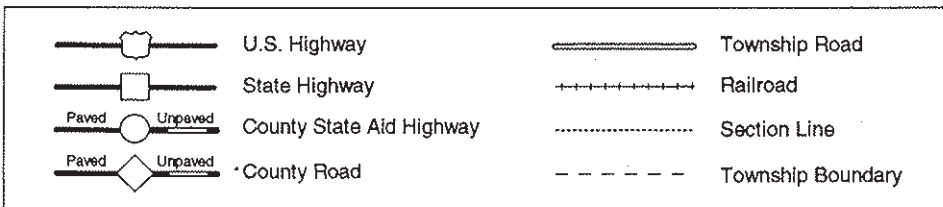
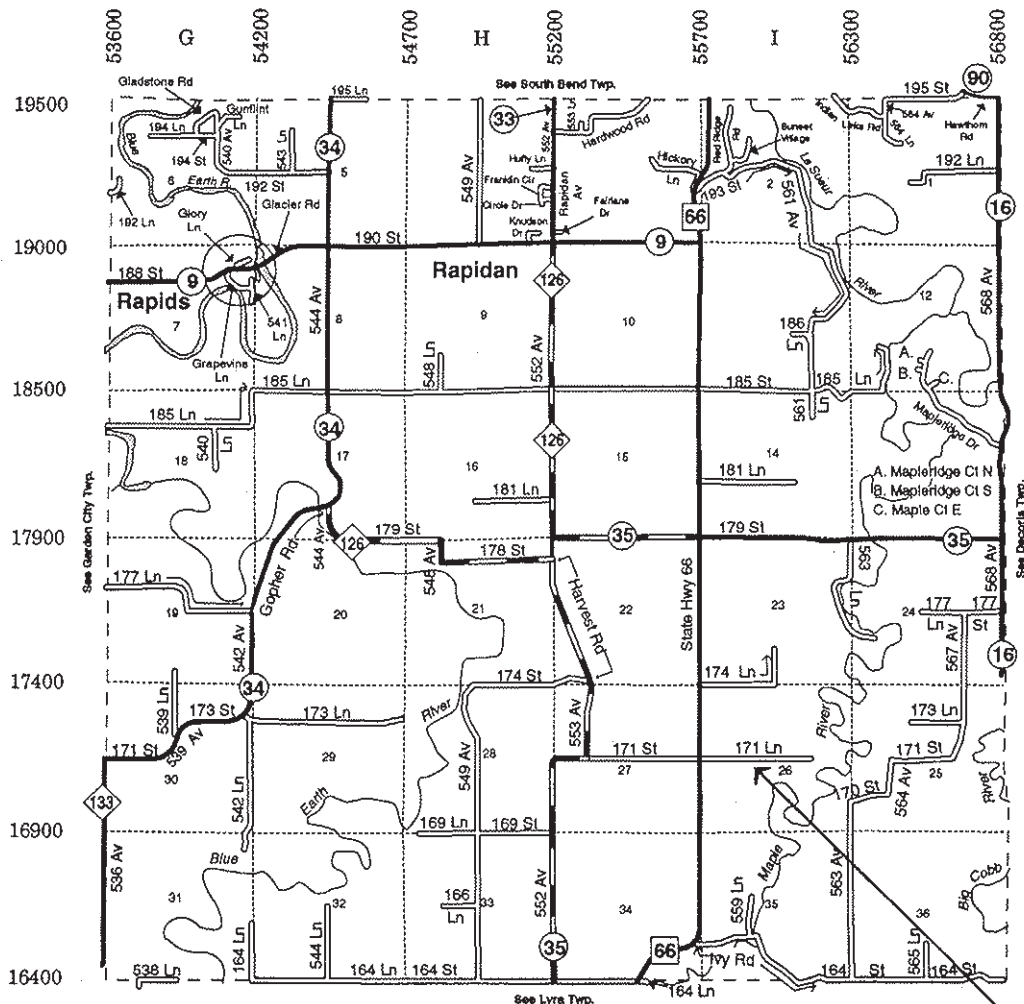
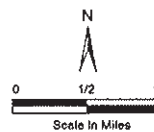
Attachments

- A1 Location Map
- A2 Site Plan
- A3 Aerial Photo

Attachment A-1 General Location Map

Rapidan

T 107 N - R 27 W



Site

Nathan Ulrich
R48.13.26.400.004



Runoff Control Berm



Unprocessed Concrete



Processed Aggregate



North

