

BROWN COUNTY PLANNING & ZONING COMMISSION
August 12, 2025

The Brown County Planning & Zoning Commission held a regularly scheduled public meeting at Brown County Commissioners Room on August 12, 2025, at 9:00 AM. Planning Commission members present: Dan Lendt, Lisa Fischer, Joe Stadheim, Dennis Potter and Tony Berg – County Commissioner. Also present: Sam Hansen – County Administrator, Robert Santaella – Zoning Administrator, and Amanda Lang – Assistant Zoning Administrator.

Members of the public present: Mitch Loftin, Pat Hoffmann, Tony Hoffmann, Dean Sellner, Julie Krzmarzick, Cathy Moldaschel, Jim Moldaschel, Bill Eckstein, Kris Eckstein, Chris Schewe, Lucas Heiderscheidt, Brian Neid

The meeting was called to order by Chair Joe Stadheim, at 9:00 AM.

The minutes from July 15, 2025, were reviewed. A motion to approve was made by Fischer and Seconded by Potter. Motion carried 5-0 on a unanimous vote.

The First and only item of business was an Interim Use Permit application APP-I-0022. Application filed by Lucas Heiderscheidt to allow use of a new gravel mining operation to include gravel mining and extraction, crushing, processing, screening, and hot-mix plant, all located in the A-1 Agricultural Protection Zoning District.

Discussion: Santaella provided background on the application and made notice of the comment submitted by the Minnesota Department of Natural Resources. Applicant, Lucas Heiderscheidt introduced himself and gave background of the business and reason for this location. Chris Schewe voiced concerns of dust control for that area. Berg stated he does not believe the hill to be that egregious. Dean Sellner voiced concerns of accident potential in that area, and Stadheim said liability would not fall on the township. Mitch Loftin asked if any dust abatement is required, and Stadheim responded that a dust control plan is included in the packet. Santaella explained that the dust control ordinance language and that conditions on permit could help, but at times is not defined well to everyone's expectations. Bill Eckstein asked if there are driving plans and where traffic will be as he has concerns of safety and dust. Heiderscheidt addressed those concerns and said there shouldn't be traffic between this proposed pit and the other pit his family runs. Berg asked where the Krzmarzick pit driveway is and Julie Krzmarzick helped identify that. Lendt asked how much extra traffic this will create, and Heiderscheidt responded that he estimates 20 loads maximum a day with an average of 3 per day. Bill Eckstein reiterated his points of safety and dust. Heiderscheidt said traffic would not be between pits, just in and out to customers. Stadheim asked if there could be temporary signs, a half mile in each direction, would be feasible? Heiderscheidt responded that he would be willing to have signage, but there are times that self-haulers may be in and out of the site and the operator would not be there 24/7. Julie Krzmarzick commented on dust control, hours of operation, property value

concerns, submitted pictures do not give proper perspective, and that water/dust control from her site is hired out. There was conversation of posting the speed limit and the Commission agreed that it would be up to the township. Santaella gave a statement regarding conditions that would be reasonable and enforceable with history of other mines. Potter stated that in his experience with regulating gravel pit conditions that the members of public present are suggesting would be difficult to enforce and that some reasonableness and compassion is needed here.

Finding of Fact was completed.

Motion was made by Berg and Seconded by Fischer to recommend approval with the conditions listed below to the County Board. Motion was passed 5-0 on a unanimous vote.

1. The Owner/Operator must comply with all applicable state rules and regulations, obtain & keep in good standing all required permits & shall submit copies of like to Brown County Planning and Zoning Office.
2. The IUP is effective for a period of three (3) years from the date of issuance, if there is a change in ownership of this site, at any time, the new owner must apply for a new IUP.
3. Operator will follow dust control plan as identified in submitted application materials.

There being no further business a motion was made by Fischer and seconded by Potter to adjourn the meeting. Motion was passed 5-0 on a unanimous vote. Chairman Stadheim adjourned the meeting.

Respectfully submitted,
Amanda Lang, Assistant Zoning Administrator