

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: April 10, 2025

Minutes

The Wright County Planning Commission met on Thursday, April 10, 2025, in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Chairman, Dan Mol, called the meeting to order at 6:30 p.m. with members present: Ken Felger, Larry Smith, Jeanne Holland, Sandy Greninger, Pat Mahlberg and Dan Bravinder. Rachel Pence, Assistant County Attorney, was the legal counsel present. Barry Rhineberger, Planning & Zoning Administrator, represented the Planning & Zoning office.

ACTION ON MARCH 13, 2025, MINUTES

Bravinder motion to adopt the minutes for the MARCH 13, 2025, meeting as printed. Seconded by Holland.

VOTE: Holland, Smith, Bravinder, Mol and Mahlberg Abstained: Greninger as she was not in attendance of the March meeting.

MOTION CARRIED

PUBLIC HEARINGS:

1. BRUCE SCHUT – Cont. 3/13

LOCATION: 7414 Baker Ave NW – part of the SW1/4 OF NW1/4 & N1/2 OF SW1/4 and N 1-2 SE & SW SE in Sections 25 & 26, Township 121, Range 26, Wright County, MN (Maple Lake Twp.) Tax # 210-100-264200 & 210-100-253200. Property Owners: Bruce L Schut

Petitions to rezone Parcels A & C, as referenced on the survey by Bogart, Pederson & Associates, Inc., File No. 24-0056.00, from General Agriculture (AG) to Agricultural/Residential (A/R), as regulated in Sections 155.028, 155.047 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Dan Frie on behalf of the applicant.

- A. Rhineberger displayed the site plan and reminded the Commission that this item was heard at the previous meeting, as well as during a completed site inspection. The request is to rezone a portion of the 220 acres from General Agriculture (AG) to Agricultural/Residential (A/R). No additional details or comments have been received since the last meeting.
- B. No comments from Frie or the public.
- C. Mol commented that the Commission is familiar with the property and that the site details were explained during the inspection.
- D. Bravinder moved to recommend approval to the County Board of Commissioners to rezone that portion of tax parcels 210-100-264200 & 210-100-253200 noted as “Proposed Parcel A” and “Proposed Parcel C” on the survey prepared by Bogart, Pederson & Associates, Inc., File No. 24-0056.00, dated 4/11/2024, from AG-General Agriculture to AR-Agricultural/Residential because it finds the property is aligned with the goals and policies of the Northwest Quadrant Land Use Plan. Seconded by Greninger.

VOTE: CARRIED UNANIMOUSLY

2. **BRIAN BLEK** – New

LOCATION: 3637 148TH ST NW – NE1/4 OF NW1/4 LY SLY OF I-94 in Section 21, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-212100 Property Owner: RONALD & LORI YOUNG

Petitions for an Interim Use Permit for sales center and indoor warehousing for a watercraft dock and port business, as regulated in Sections 155.031 & 155.054, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Mike Jacobsen on behalf of the applicant.

- A. Rhineberger stated that the item was continued from the prior meeting to allow for Township review. The request is for an Interim Use Permit (IUP) for a watercraft dock and port business on the property. The Township expressed concern that the business could increase traffic and result in semis accessing 148th Street. The Township recommends approval of the request, but with a condition that the business driveway be expanded to 60 feet in width to allow adequate space for turnaround. No additional comments or details have been received since the last meeting.
- B. Jacobsen stated that they agreed to widen the driveway to 60 feet. He reviewed all police and accident reports from the past 10 years for both intersections. At the 148th Street intersection, there were six accidents over the past decade, none of which involved semis. At the 144th Street intersection, there were four accidents. He expressed concern about redirecting traffic to the 144th intersection, noting that traffic on the county road at that location moves at a much higher speed compared to the 148th Street intersection.
- C. No comment from the public.
- D. Bravinder questioned how a 60-foot-wide driveway would accommodate semi turnarounds. Jacobsen explained that the current driveway is 33 feet wide, and the proposed widening would allow semis to back in and turn around. Additional signage is also planned. Bravinder acknowledged that the explanation made sense. Jacobsen noted that the current property owner stated during the Township meeting that he had seen only one semi near the property in the past year. He believes the existing signage has been effective in deterring semi traffic, and he does not anticipate it being a significant issue. All materials brought to the site are transported by pickup and trailer, not semis.
- E. Felger stated his questions had been addressed.
- F. Mol asked the Commission if there were any additional questions, concerns, or comments. He noted that the Commission had previously conducted a site visit to the area.
- G. Mahlberg moved to approve an Interim Use Permit for a sales center and indoor warehousing for a watercraft dock and port business in accordance with the narrative and plans on file with the following conditions: 1) Signage on site must be in accordance with the County sign regulations; 2) Wetlands must not be disturbed, altered, or filled unless proper approval has been received by the Wright County SWCD, and no construction or site prep activity may commence or building permits issued until the SWCD has either approved the appropriate permit or indicated in writing that a permit would not be needed; 3) Business activities on the site cannot commence until the proper building permits have been issued and the stormwater management measures installed; 4) Proper permits through the MPCA, if required, are granted and submitted at the time of building permit application; 5) If required, a driveway permit or potential access upgrade is issued through the Township prior to the building permit application being submitted; 6) Township to review in one year, with subsequent reviews at an interval established by the Township; 7) This permit shall immediately and

automatically expire upon transfer, except for the initial transfer to the applicant or applicant's business, termination of any lease agreement, or change in business operations or ownership. Seconded by Smith.

VOTE: CARRIED UNANIMOUSLY

3. **DOUGLAS S SILUS** – New

LOCATION: 2789 EATON AVE SE – WHISPERING WINDS IND PARK 1.02 AC LOT-002 BLOCK-001 in Section 14, Township 121, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-062-001020 Property Owner: DOUGLAS S SILUS

Petitions to convert the existing Conditional Use Permit for an auto repair shop and office, granted in 2015, into an Interim Use Permit (IUP), expand the business with a new 4,400-square-foot commercial building for storage in association with the existing use and amend condition #6 of an existing CUP for platted subdivision approved in 2007 to allow more than one primary building, as regulated as regulated in Sections 155.029, 155.031 & 155.055, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present: Doug Silus

- A. Rhineberger displayed the site plan and reminded the Commission that the item was continued from the previous meeting at the applicant's request, during which no public comment or discussion occurred. The property is zoned General Industry (I-1) and is part of a platted subdivision. The request is to convert the existing Conditional Use Permit (CUP) for an auto body shop and office into an Interim Use Permit (IUP), and to expand the business by constructing a new 4,400-square-foot commercial building for storage in association with the existing use. Condition #6 of the existing CUP for the platted subdivision allows for no more than one primary building. However, this condition has been amended several times for other locations within the development. The Township has approved the conversion of the original CUP to the proposed IUP. No additional comments were received.
- B. No comments from Silus or the public.
- C. Mol asked the Commission if there were any questions or concerns regarding the request. Hearing none, Mol called for a motion.
- D. Felger moved to approve the conversion of the existing Conditional Use Permit to an Interim Use Permit for an auto repair shop and office, granted in 2015, expand the business with a new 4,400-square-foot commercial building for storage in association with the existing use and amend condition #6 of an existing CUP for platted subdivision approved in 2007 to allow more than one primary building, in accordance with the narrative and plans on file with the following conditions: 1) Business activities within the new building cannot commence until the proper building permits have been issued and the stormwater management measures installed; 2) If required, a driveway permit or potential access upgrade is issued through the Township and submitted with the building permit application; 3) All conditions of the previous permit remain in full force and effect; 4) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or change in business operations or ownership. Motion seconded by Greninger.

DISCUSSION: *Rhineberger suggested amending condition #1 to include requirement of a final building inspection passed.*

Felger and Greninger agreed to amend condition #1 to read: Business activities within the new building cannot commence until the proper building permits have been issued, final inspection passed, and the stormwater management measures installed.

VOTE: CARRIED UNANIMOUSLY

4. **GARVIN FARMS LLC** - New

LOCATION: 2628 50TH ST NE – PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF GOVERNMENT LOT 3 in Section 04, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-044302 Property Owner: GARVIN FARMS LLC

Petitions for an Interim Use Permit (IUP) for a Commercial Agricultural Tourism use that includes u-pick apples and flowers, a 16' x 22' farm shop, farm-to-table food prep and dining, and reservation-only workshops and events, as regulated in Sections 155.003(25), 155.031, 155.047, 155.057 & 155.109, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Steve and Tammy Garvin

- A. Rhineberger reminded the Commission that the item had been continued from the last hearing to allow for a site inspection. The applicants submitted an amendment to their narrative, which was included in the staff report. Two additional supportive comments were also received.
- B. No comments from S. Garvin or the public.
- C. Mol asked the Commission if there were any questions or concerns regarding the updated addendums.
- D. Bravinder referenced a previous comment regarding screening for headlights. Given the height of the embankment, he did not feel it would be an issue for neighboring properties. Greninger added that the neighbor had stated they had not experienced any problems. Bravinder concluded that screening did not appear necessary.
- E. Greninger moved to approve an Interim Use Permit for a Commercial Agricultural Tourism use that includes u-pick apples and flowers, a 16' x 22' farm shop, farm-to-table food prep and dining, and reservation-only workshops and events, based on the narrative, plans, and discussion, with the following conditions: 1) Events are limited to the months of June through December, with a maximum of 12 events, workshops, or dinners; 2) Parking must follow the plans presented and is prohibited on public roads and rights-of-way at any time; 3) The operation of the seasonal farm shop is limited to Wednesday – Saturday from 8 am to 7 pm, and Sunday from 1 to 4 pm, or during events that occur outside of these hours until 9 pm; 4) Limited live or amplified music is allowed during farm-to-table and other special events only, with all music ending by 9 pm; 5) The use of any buildings by the public is prohibited until all required permits are issued, inspections are conducted, and a certificate of occupancy is granted; 6) All food must either be catered or prepared in a properly licensed, self-contained food trailer; 7) The use of any other buildings for events, dining, or other public commercial use is prohibited unless a new interim use permit is granted; 8) Portable toilets must be provided according to the letter from the Wright County Environmental Health Officer; 9) Any signage must meet the requirements of the Wright County Code of Ordinances; 10) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or any change in business operations or ownership. Seconded by Holland.

DISCUSSION: Bravinder raised a concern regarding Condition #6, noting it might be too limiting. He recalled that the applicant's wife may be seeking a catering license. S. Garvin confirmed that his wife holds a "Serve Safe" license through the Minnesota Department of Health and is pursuing a catering license, which would allow them to serve wine or apple cider. Bravinder expressed concern that in future years, the condition could restrict them to a trailer only, potentially preventing food preparation in a licensed commercial kitchen on the property. Rhineberger clarified that the approval of a commercial kitchen on-site would require significantly more permitting and should return to the Commission for review, as the current buildings are not approved for public use. He

emphasized that the approval should not be open-ended and that any changes in use should come back to the Commission. Bravinder acknowledged they were not asking for more than what was currently outlined but felt it was important to raise the issue. T. Garvin stated that the kitchen trailer on-site is the reason she is seeking a catering license, and she would be the one operating it. In the past, for special events at other locations, they have rented a commercial kitchen for food preparation. She asked if food prep off-site in a commercial kitchen would still be allowed if the trailer was insufficient. Rhineberger confirmed that food may be prepared off-site, but the only cooking allowed on-site must be done in the food trailer.

VOTE: CARRIED UNANIMOUSLY

5. **ROBERT MUELLER** – New

LOCATION: 2452 50th St NE – East 1/2 of the Southwest 1/4 of Section 4, Township 120, Range 25, except the West 200 feet thereof, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-043100 Property Owner: ROBERT JAMES MUELLER

Petitions for an Interim Use Permit to operate a non-commercial contractor's yard for an exterior and gutter contracting business that includes a 15,200 square foot building, as regulated in Sections 155.003(30), 155.031, 155.048 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

No one present

- A. Rhineberger let the Commission know that the applicant still needed to be heard by the Township and therefore asked to be continued to the May meeting.
- B. Greninger moved to continue the matter to the Planning Commission hearing on May 1, 2025, at the applicant's request and for Township review. Seconded by Smith.

VOTE: CARRIED UNANIMOUSLY

6. **ZEKE BERG** – New

LOCATION: 7385 Jason Avenue NE – Part of the NW ¼ of SW ¼, Section 28, Township 121, Range 24, Wright County, Minnesota. (Monticello Twp.) Tax # 213-000-283201 Property Owners: Zeke Dana Berg

Petitions to convert an existing Conditional Use Permit for a Commercial Agricultural Tourism use, granted in 2023, into an Interim Use Permit and allow catering of alcohol to 6-10 events a year, as regulated in Sections 155.003(25), 155.031, 155.048(D) & 155.109, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Zeke Berg

- A. Rhineberger explained that most of the Commission is familiar with the property, as several permits have been reviewed for it in the past. The current request is to convert the existing Conditional Use Permit (CUP) into an Interim Use Permit (IUP) and to allow the catering of alcohol for up to 10 events per year. The original CUP was granted in 2017, with an amendment approved in 2023 to include the Agricultural Tourism designation. The site plan displayed was the same one submitted with the 2023 request, with no significant changes other than the addition of alcohol catering. Monticello Township has approved the request.
- B. Berg stated that their goal is to stay competitive with other Agricultural Tourism businesses in the area. Several similar businesses in the county have appeared before the Commission within the past year to request alcohol catering. They served alcohol at events last year but were unaware at the time that approval was required. Those events went well, with no issues, and the ability to serve alcohol helped guests stay longer.
- C. Felger asked whether there would be security at events. Berg explained that security requirements depend on the number of attendees. They typically serve only a few drinks per hour and do not plan to have dedicated security. However, if an event were to primarily focus on alcohol service, they would consult the County Sheriff to determine appropriate requirements. Berg emphasized that they are primarily a family-oriented business and not focused on serving large amounts of alcohol. Holland asked what time the facility typically closes, and Berg responded that it closes at 6 p.m.
- D. No comment from the public.
- E. Bravinder moved to approve the conversion of the existing Conditional Use Permit to an Interim Use Permit for a Commercial Agricultural Tourism use, granted in 2023, into an Interim Use Permit and allow catering of alcohol for up to 10 events per year, in accordance with the narrative and plans on file with the following conditions: 1) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or any change in business operations or ownership; 2) All other conditions established with previous approvals shall remain in full force and effect. Seconded by Greninger.

DISCUSSION: Holland stated that she has visited the site many times and that there are no complaints from neighbors. She described it as a very nice family-oriented event operation. Greninger agreed. Mol questioned whether there would be a need for crowd or traffic control. Bravinder felt that, after hearing more about the operation and hours, it would not be a problem. Holland and Greninger stated there is ample parking. Holland noted that she has observed a steady rotation of visitors and that it is never crowded.

VOTE: CARRIED UNANIMOUSLY

7. **PAUL & MANDY ELSENPETER** - New

LOCATION: 6559 STATE HIGHWAY 25 NE – Part of the NW 1/4 of Section 33, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-332308 Property Owner: BETTE & JOHN JARVELA

Petitions for an Interim Use Permit for a farm equipment sales and auction company that includes 48,100 square feet of outdoor storage, as regulated in Section 155.031 & 155.048(D), Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present – Paul and Mandy Elsenpeter

- A. Rhineberger displayed the proposed site plan and reviewed the request. The property is located north of Buffalo, zoned General Agriculture (AG), and designated as AG in the Land Use Plan (LUP). A gravel pit borders the east property line, and there are five large residential parcels to the west. The gravel pit was first approved in 1983 in two phases, with the most recent phase beginning more recently. The current gravel pit operation has moved farther north along Highway 25 to a recently approved site for a landscaping business. This proposal involves relocating the agricultural and farm equipment sales auction to the subject parcel. Operations would follow the submitted site plan and include the use of the existing pole building. The narrative was included in the staff report. Monticello Township has recommended approval. One public comment was received opposing the request.
- B. P. Elsenpeter stated that they have operated at their current location for 17 years and are now looking to move south and operate in the same manner. The current renter has been at the site for 20–25 years and plans to phase out and retire. Before moving in, the applicant intends to clean up the property. They plan to work with the renter to auction off existing items. P. Elsenpeter feels their current operation has been orderly and believes the new location will offer more space and better service to the community. Mol inquired about access to the highway. P. Elsenpeter responded that there would not be an issue. Auctions are staggered, and they operate Monday through Thursday from 9 a.m. to 5 p.m., with additional pickup days every second or third Friday.
- C. Bravinder asked whether the auctions are live or online. P. Elsenpeter confirmed that all auctions are online. People come and go for pickups, but it is not a large influx at once.
- D. Greninger asked for clarification on pickup hours. P. Elsenpeter stated they are typically Thursday 9 a.m. – 5 p.m. and Friday 9 a.m. – 4 p.m., though this can vary.
- E. Public comment opened.

- Steve Heisel – 6481 Carling Ave NE – Lives across Highway 25. He expressed concern about traffic, noting that Hwy 25 and 66th St is already a problematic intersection, with people using the turn lane as a passing lane. He fears the auction site will increase safety issues and negatively impact property values. He opposes the request.
- Kristine Nelson – 2404 66th St – Lives directly across from the site. She voiced concern about traffic, questioned whether a large gas tank on the property would remain, and noted that semis park and idle overnight, which is disruptive. She asked if those activities would stop. She also asked whether the property will be cleaned up, including removal of excess vehicles. She is worried the auction site will cause additional traffic and safety issues. She acknowledged the current operation is organized but had concerns about burning at the gravel pit and whether that would continue. Noise and security are also concerns. She asked how this commercial use will affect residential property values. Rhineberger explained that the gravel pit is a separate permitted operation, and the Sheriff's Department should be

- contacted about unauthorized burning. The Planning & Zoning office does not regulate private gas tanks, but such tanks are commonly found on farms. The cleanup of junk and unlicensed vehicles would be included as a condition of approval. Nelson asked if semi-truck parking would be allowed. Rhineberger responded that if the property is being used as a trucking operation or diesel repair shop, that would be considered an unpermitted and illegal use.
- F. P. Elsenpeter stated his operation will significantly improve the property's appearance. He has met with several companies and the current renter to develop a cleanup plan. The gravel pit is not part of his operation. Monticello Township believes the new use will be a major improvement. Mol asked about a gate similar to the one at their current site. P. Elsenpeter confirmed they plan to install fencing and a gate and have a good relationship with the Sheriff's Department, which monitors their current operation.
 - G. Felger asked if there is a turn lane into the site from the south. P. Elsenpeter confirmed. Felger asked about a bypass lane. P. Elsenpeter stated there is a short one mainly serving the nearby gun club that tapers near their entrance. Felger also asked about a turn lane from the north, and Elsenpeter confirmed one exists.
 - H. Mahlberg asked whether a gate would interfere with gravel pit operations. P. Elsenpeter explained that the gravel pit has opened an access closer to the road, so the gate would not be a problem. The new gate would be set back into the property, unlike the current gate placement.
 - I. Mol confirmed that the existing mechanic business would cease, and the site would transition to the auction operation only. P. Elsenpeter confirmed and stated the cleanup will occur before operations begin.
 - J. Felger questions intention to get outside area and inside building cleaned up. P. Elsenpeter confirmed. Felger asked if property is to be leased, with P. Elsenpeter confirming. And there is a residence on the property. Felger questioned if they are aware of the burning situation with P. Elsenpeter stating he does not know. Felger felt it would be fair to say that the gravel pit uses the southern end of the operation to gain access to Hwy 25.
 - K. Greninger asked if the two propane tanks shown on the aerial photo the ones being mentioned as having a smell. P. Elsenpeter stated it would be the large tank near the road that the gravel pit is responsible for.
 - L. Felger asked if there are plans to remodel the existing building. P. Elsenpeter stated they may update the office space to allow for better visibility of the lot, but the initial focus will be on cleaning up the property. Rhineberger noted that the applicant has spoken with the Building Official regarding the required building codes.
 - M. Felger moved to approve an Interim Use Permit for farm equipment sales and auction company, in accord with the narrative, plan on file, and discussion at this hearing, with the following conditions: 1) All necessary building permits regarding the change in use of the existing building be applied for, issued, inspected, and a Certificate of Occupancy issued prior to the building being used; 2) All customer parking and outdoor storage of items be according to the plan submitted. Parking or storage of item southeast of the existing building is prohibited; 3) To justify this as a proper location for this use in the Agricultural zoning district, the majority of the items must be of a farm or agricultural nature; 4) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or any change in business operations or ownership. Motion seconded by Holland.

DISCUSSION: Bravinder noted that the narrative did not mention a gate and questioned whether the Commission wanted to include that in the motion to deter traffic. Mol asked whether that needed to be addressed in the motion or whether the applicant would handle it independently. Bravinder felt the applicant would install a gate but wanted clarification from the Commission. Felger noted that he has visited the existing facility and that a gate is already in place for a reason. He expressed confidence that the applicant understands the need and will install a gate on their own. Bravinder agreed.

Rhineberger suggested adding Condition #5, stating that all junk and unlicensed vehicles must be removed prior to the commencement of operations. He noted that since the applicant has stated all junk, refuse, and vehicles would be removed, it would be advisable to include the condition. Mol questioned whether such a condition would be appropriate, acknowledging that some items may remain on site for auction. He asked whether the County would provide some grace. Rhineberger clarified that if items are pulled out of the weeds and prepped for auction, they would not necessarily be considered junk. There is typically a clear distinction between junk and saleable items. He added that including a condition could create a sense of urgency and be in line with the request.

Mahlberg acknowledged there may be a brief overlap period when items are being prepared for auction. P. Elsenpeter confirmed that, per the agreement, the site will be cleaned before they move in. The renter plans to tag vehicles for scrapping, with only a few to be auctioned. Mahlberg reiterated that the site will be cleaned up before operations begin and wanted to ensure the proposed condition would not cause issues. P. Elsenpeter confirmed this and stated he does not want the public on-site as it currently stands.

Further discussion occurred among the Commission, the applicant, and Rhineberger on how to best word the condition, so it addresses concerns regarding cleanup without hindering the operation.

- N. Mahlberg moved to amend motion and add a condition that the applicants use of the site can not include bringing onto the site new inventory for sale until the junk and unlicensed vehicles have been removed from the site. Seconded by Greninger.

VOTE: CARRIED UNANIMOUSLY

Mol called for a vote on the original motion, that would now include the amended #5 condition.

VOTE: CARRIED UNANIMOUSLY

8. **TIM FERRELL** – New

LOCATION: 8779 Oliver Ave NW – Part of the NE 1/4 that lies north of the railroad and except tract...., Section 22, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-221100 Property Owner: LAMCO Land LLC

Petitions for an Interim Use Permit to allow the operation of a seasonal asphalt plant for the 2025 and 2026 seasons, with hours of operation to be Monday - Saturday, 7 am to 7 pm, as regulated in Section 155.031, 155.048(D) & 155.100, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present: Tim Ferrell

- A. Rhineberger reviewed the request. The request under review is for a seasonal asphalt plant to operate during the 2025–2026 seasons. A narrative and site plan were submitted for consideration. The previous four hot-mix asphalt plant approvals were granted for multiple years, and the applicant is now requesting a two-year Interim Use Permit (IUP). The property is located at the northwest corner of the intersection of State Highway 55 and County State Aid Highway (CSAH) 3, in Southside Township. It is zoned AG (Agricultural) and is designated in the Land Use Plan as an "Aggregate Resource Area." The pit is situated directly north and northwest of Malco Tools. Southside Township has reviewed and approved the request, noting that the operation has been ongoing for years without any complaints. No additional public comments were received.
- B. Ferrell stated that the applicant has come before the Commission multiple times in the past and no complaints have ever been heard regarding the operation.
- C. No comments from the public.
- D. Mol asked for any questions, concerns, or discussion from the Commission. Hearing none, he called for a motion.
- E. Bravinder moved to approve an Interim Use Permit for a temporary asphalt plant, in accord with the plans and description provided by the applicant, with the following conditions: 1) A temporary bituminous plant is approved for the 2025-2026 seasons only; 2) The plant must operate in compliance with all applicable state and federal requirements; 3) No Sunday operations allowed; 4) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or any change in business operations or ownership. Seconded by Greninger.

VOTE: CARRIED UNANIMOUSLY

Meeting adjourned at 7:55 p.m.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Pence
Twp. Clerks