



MLESTONE MATERIALS ROCHESTER SAND & GRAVEL PIT

Zone Change Amendment

OCTOBER 21, 2014

CASCADE TOWNSHIP PLANNING COMMISSION

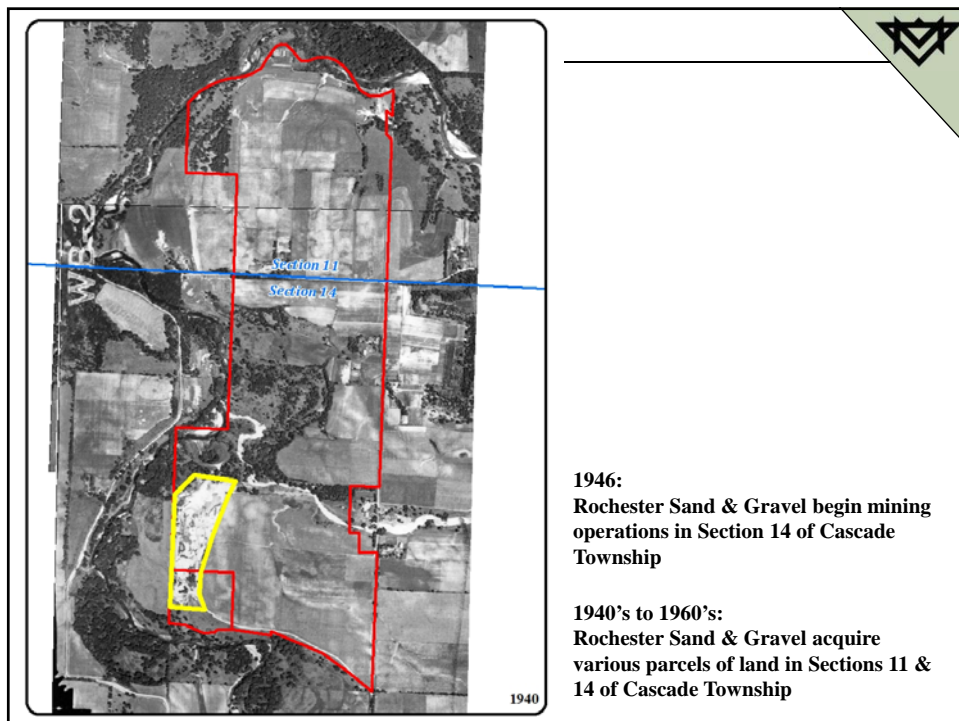
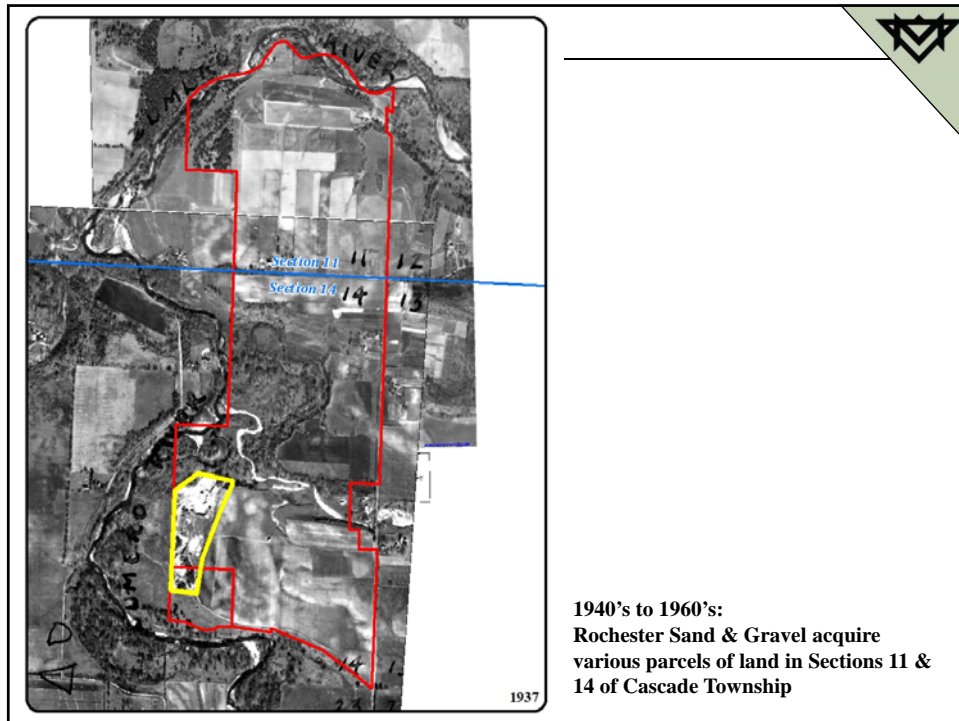


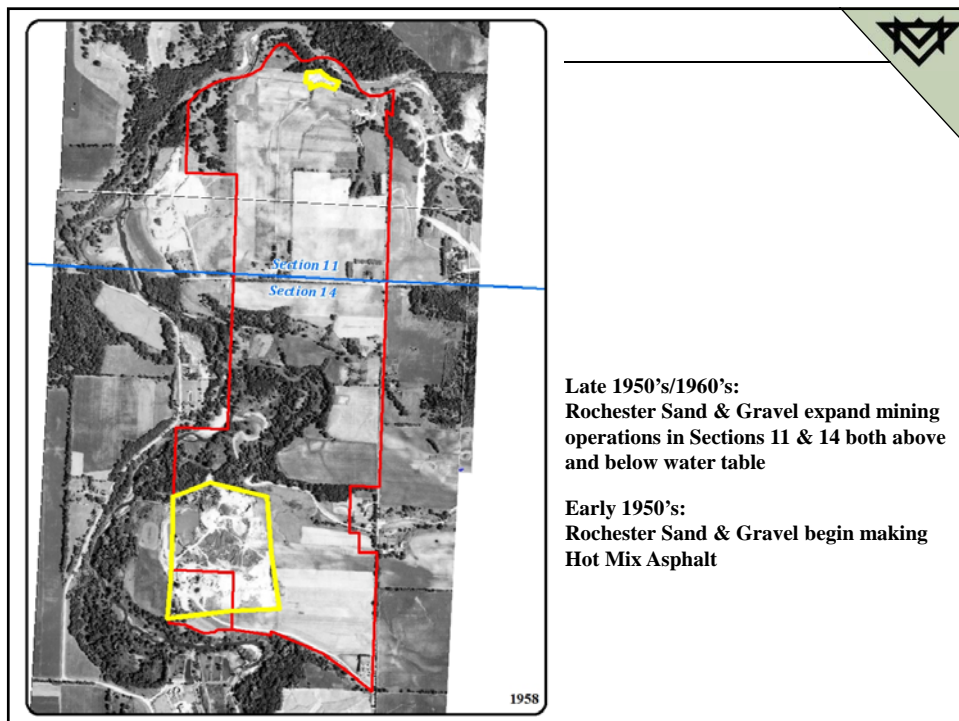
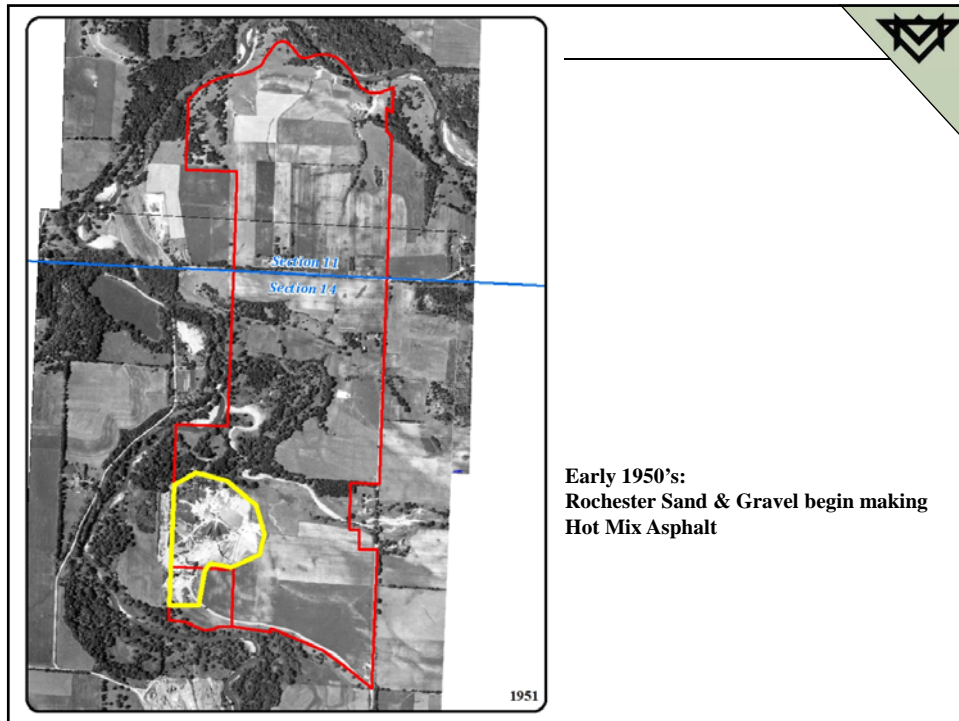
PRESENTATION OVERVIEW

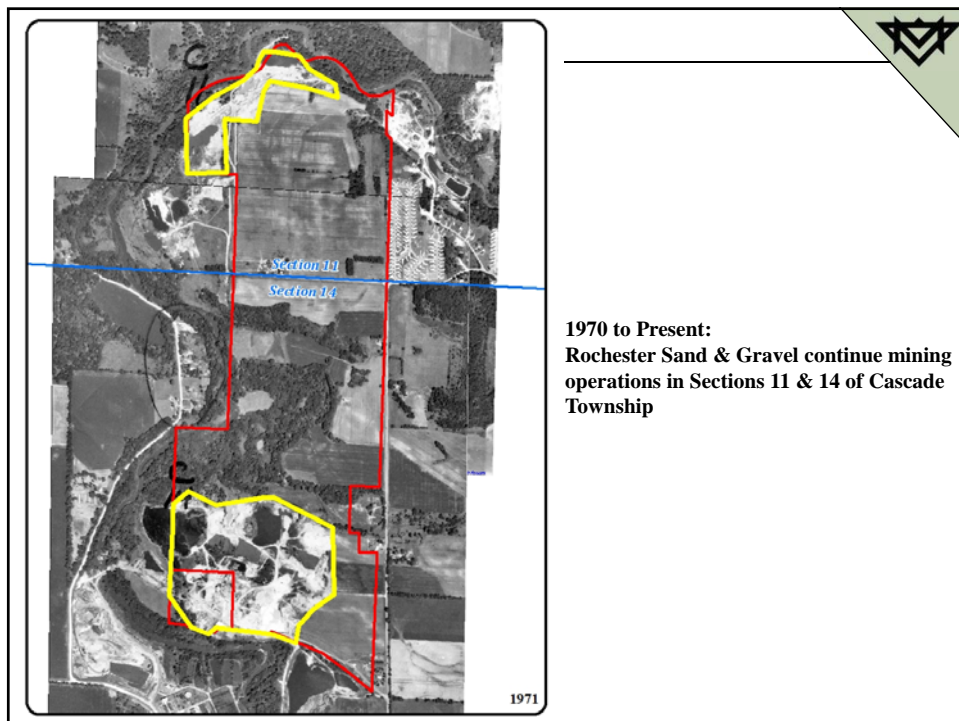
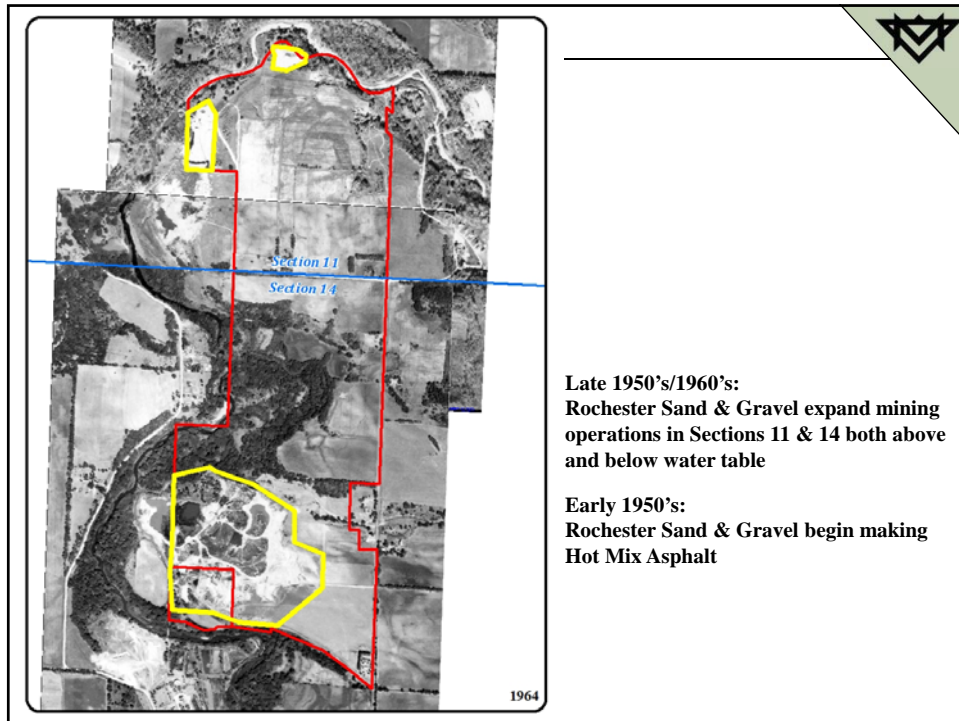
Property History

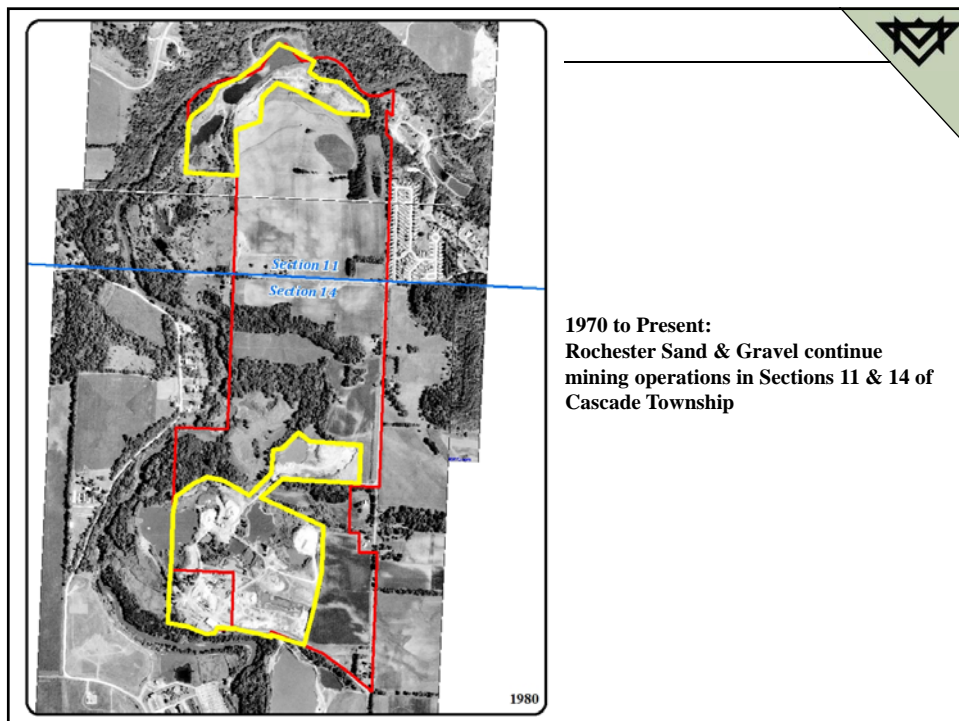
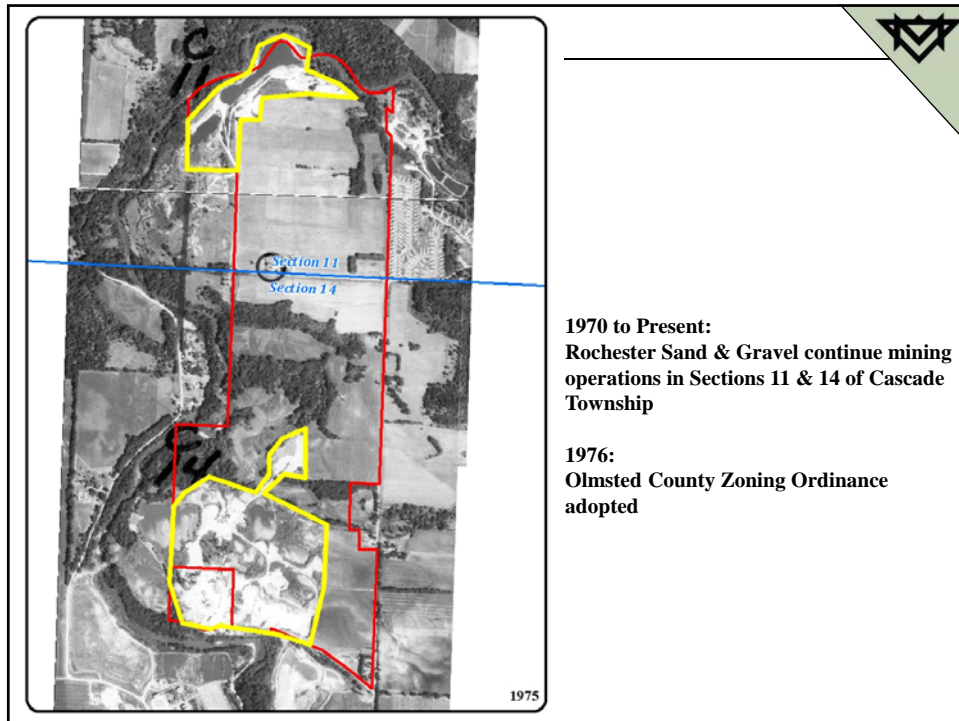
Purpose & Process

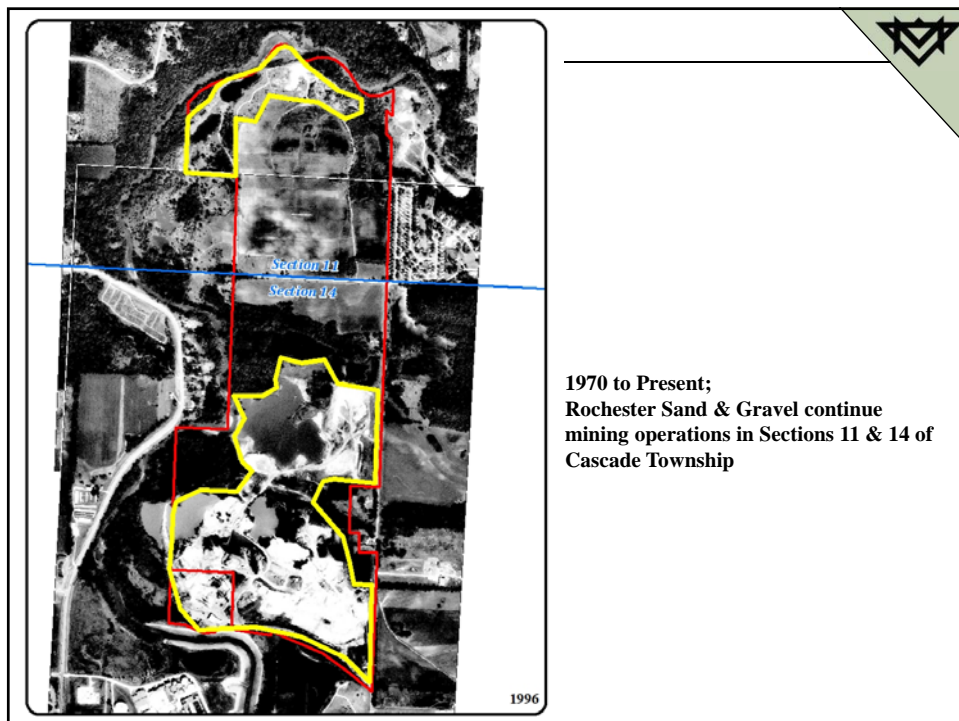
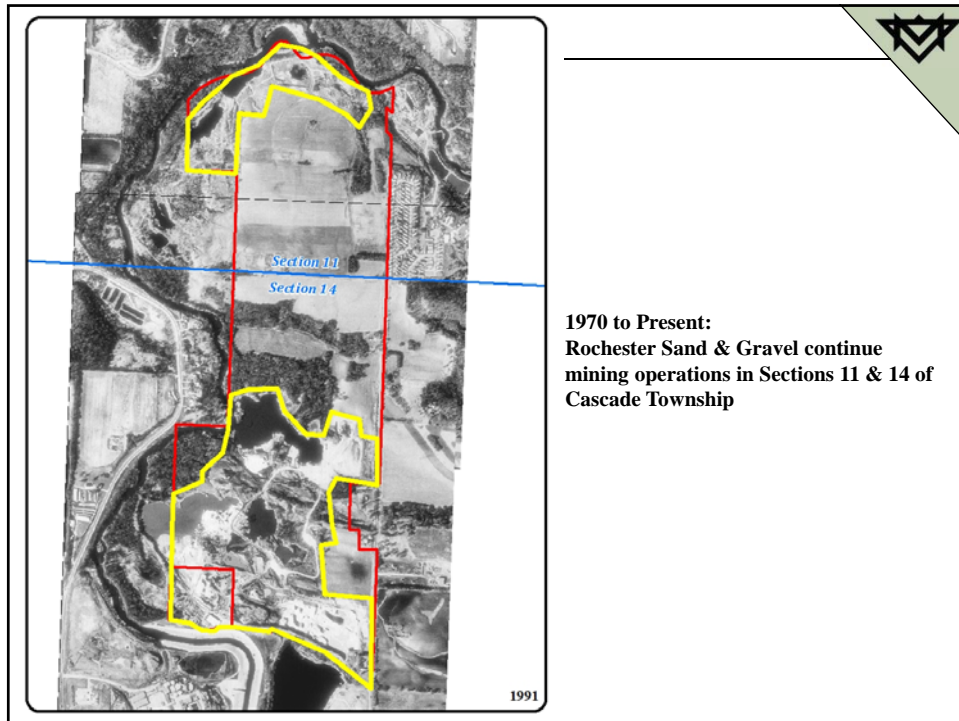
Zoning & Land Use











PROPERTY HISTORY - 1998	
<p>January 1998</p> <ul style="list-style-type: none"> • Negotiations between Wilmar Investments and Mathy Construction Company 	
1970 to Present	Rochester Sand & Gravel continue mining operations in Sections 11 & 14 of Cascade Township
1976	Olmsted County Zoning Ordinance adopted

PROPERTY HISTORY	
<p>January 1998</p> <ul style="list-style-type: none"> • Mathy Construction drafts purchase/lease agreement contingent upon adequate permitting and zoning to allow for mining in Sections 11 and 14 • Negotiations between Wilmar Investments and Mathy Construction Company 	
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PROPERTY HISTORY

January 1998	<ul style="list-style-type: none"> • Wilmar Investments requests judgment from Rochester-Olmsted Planning Department pertaining to the ability to continue mining of the site • Mathy Construction drafts purchase/lease agreement contingent upon adequate permitting and zoning to allow for mining in Sections 11 and 14 • Negotiations between Wilmar Investments and Mathy Construction Company
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PROPERTY HISTORY

February 9, 1998	Rochester-Olmsted Planning Department issues judgment allowing Rochester Sand & Gravel to continue mining operations in Sections 11 & 14 as a non-conforming use
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PROPERTY HISTORY



February 9, 1998

Attn: Craig Windlund

Bill Fitzgerald
Rochester Sand & Gravel
4105 East River Road NE
Rochester, MN 55906-3424

ROCHESTER/OLMSTED
PLANNING DEPARTMENT
2122 CAMPUS DR SE
ROCHESTER MN 55904-4744
ADMINISTRATION/ 507/285-6639
PLANNING 507/285-6639
HOUSING/HRA 507/285-6636
BUILDING CODE 507/285-6615
WELL/SEPTIC 507/285-6646

RE: Status of existing sand and gravel pit

It is staffs understanding that the exiting sand and gravel pit located in Section 11 and 14 of Cascade Township has never gone through a Condition Use Permit due to the age of the pit being older than the establishment of a County Zoning Ordinance in 1976. This non-conforming use may continue as long as it does not expand onto adjoining property. If the use were to discontinue for a period of one year, then in order for the pit to start up again a Conditional Use Permit would be required.

If you have any questions, my phone number is (507) 285-8627.

Sincerely,

Geri L. Maki R.S.

Geri L. Maki, RS
Sanitarian/Planner

C: Steve Beach, Mathy Construction Co.

Page 1 of 1	7671	02/09/98	1
From: Bill Fitzgerald	To: Craig Windlund	Subject: Sand and Gravel Pit	
Date: 2/9/98	Time: 2:48:14 PM		

AN EQUAL OPPORTUNITY AFFIRMATION OF ACTION

PROPERTY HISTORY



February 9, 1998

Attn: Craig Windlund

Bill Fitzgerald
Rochester Sand & Gravel
4105 East River Road NE
Rochester, MN 55906-3424

ROCHESTER MN 5590
ADMINISTRATION/ 507/
PLANNING 507/
HOUSING/HRA 507/
BUILDING CODE 507/
WELL/SEPTIC 507/

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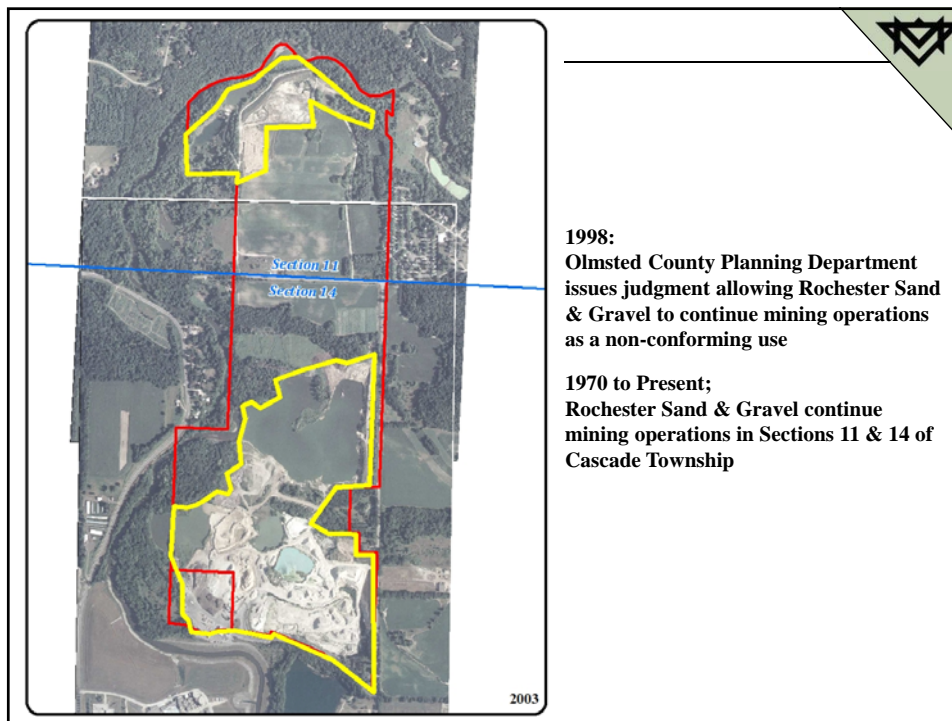
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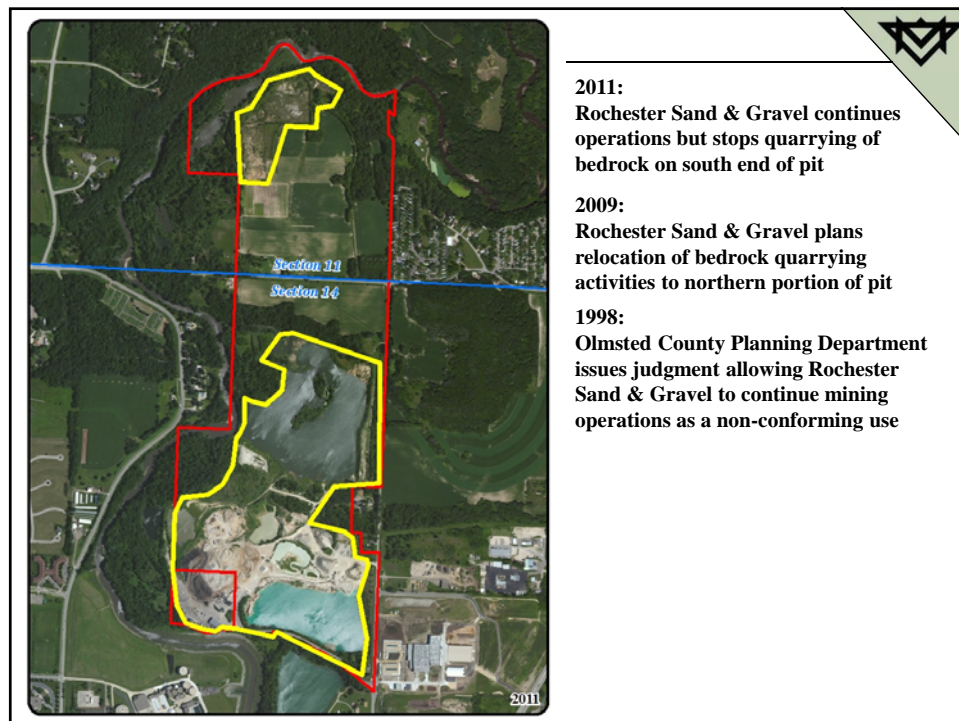
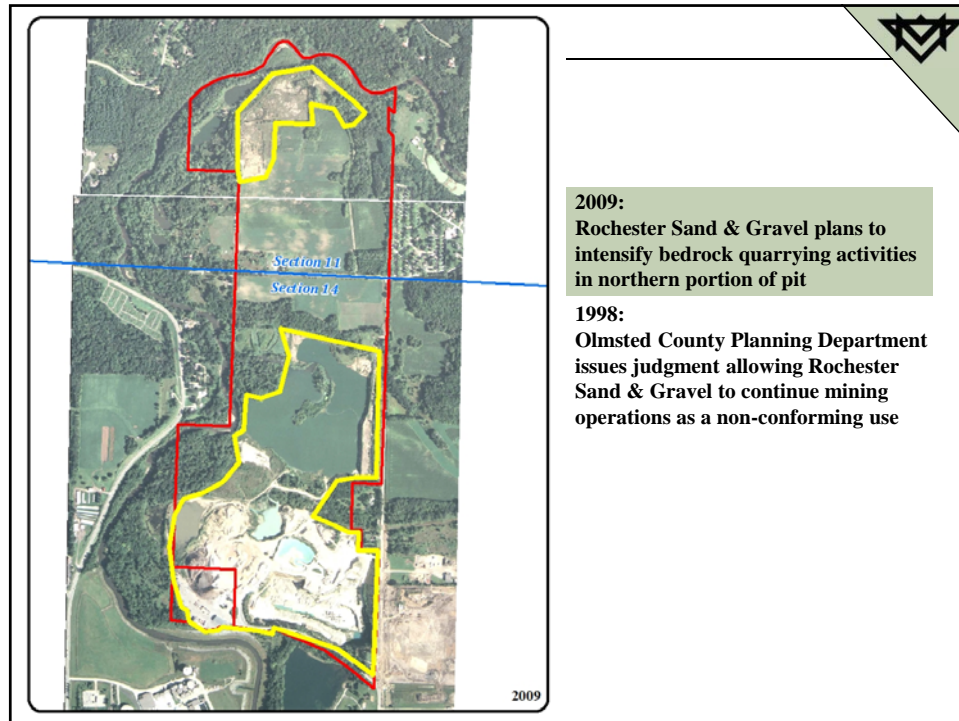
C: Steve Beach, Mathy Construction Co.

PROPERTY HISTORY



March 3, 1998	Upon receipt of judgment to allow mining, and fulfillment of contingency, Wilmar Investments and Mathy Construction enter into an agreement to complete mining in Sections 11 & 14
February 9, 1998	Rochester-Olmsted Planning Department issues judgment allowing Rochester Sand & Gravel to continue mining operations in Sections 11 & 14 as a non-conforming use
January 1998	<ul style="list-style-type: none"> • Wilmar Investments requests judgment from Rochester-Olmsted Planning Department pertaining to the ability to continue mining of the site • Mathy Construction drafts purchase/lease agreement contingent upon adequate permitting and zoning to allow for mining in Sections 11 and 14 • Negotiations between Wilmar Investments and Mathy Construction Company
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PROPERTY HISTORY: RECENT
<p><u>December 8, 2009:</u> Initial submittal of Environmental Assessment Worksheet (EAW)</p>

PROPERTY HISTORY: RECENT
<p><u>April 20, 2011:</u> Olmsted County Environmental Commission Meeting to discuss the EAW</p> <p><u>December 8, 2009:</u> Initial submittal of Environmental Assessment Worksheet (EAW)</p>

PROPERTY HISTORY: RECENT
<p><u>December 10, 2013:</u> Meeting with Olmsted County staff to discuss future site operations</p> <p><u>April 20, 2011:</u> Environmental Commission Meeting to discuss the EAW</p> <p><u>December 8, 2009:</u> Initial submittal of Environmental Assessment Worksheet (EAW)</p>

PROPERTY HISTORY: RECENT
<p><u>January 20, 2014:</u> Milestone Materials proposes a solution to Olmsted County</p> <p><u>December 10, 2013:</u> Meeting with Olmsted County staff to discuss future site operations</p> <p><u>April 20, 2011:</u> Environmental Commission Meeting to discuss the EAW</p> <p><u>December 8, 2009:</u> Initial submittal of Environmental Assessment Worksheet (EAW)</p>

PROPERTY HISTORY: RECENT**March 20, 2014:**

Jurisdiction determined to be under Cascade Township, Cascade Township requests Zoning Amendment

January 20, 2014:

Milestone Materials proposes a solution to Olmsted County

December 10, 2013:

Meeting with Olmsted County staff to discuss future site operations

April 20, 2011:

Environmental Commission Meeting to discuss the EAW

December 8, 2009:

Initial submittal of Environmental Assessment Worksheet (EAW)

PROPERTY HISTORY: RECENT**April 3, 2014:**

Minnesota DNR issues EAW Record of Decision concluding the project does not have the potential for significant environmental effects & an EIS is not required

March 20, 2014:

Jurisdiction determined to be under Cascade Township, Cascade Township requests Zoning Amendment

January 20, 2014:

Milestone Materials proposes a solution to Olmsted County

December 10, 2013:

Meeting with Olmsted County staff to discuss future site operations

April 20, 2011:

Environmental Commission Meeting to discuss the EAW

December 8, 2009:

Initial submittal of Environmental Assessment Worksheet (EAW)

PROPERTY HISTORY: RECENT



September 16, 2014:

Milestone Materials submits application for a Zoning Amendment

April 3, 2014:

Minnesota DNR issues EAW Record of Decision concluding the project does not have the potential for significant environmental effects

March 20, 2014:

Jurisdiction determined to be under Cascade Township, Cascade Township requests Zoning Amendment

January 20, 2014:

Milestone Materials proposes a solution to Olmsted County

December 10, 2013:

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December 8, 2009:

Initial submittal of Environmental Assessment Worksheet (EAW)

PRESENT



Currently...

- All bedrock aggregates are being hauled into the site from other sources
- The northern mining area has been prepared for increased bedrock mining operations
- Aside from permits needed from Cascade Township, all required permits are in place to complete the transition of increased bedrock mining operations to the northern portion of the pit

PURPOSE & PROCESS



Purpose

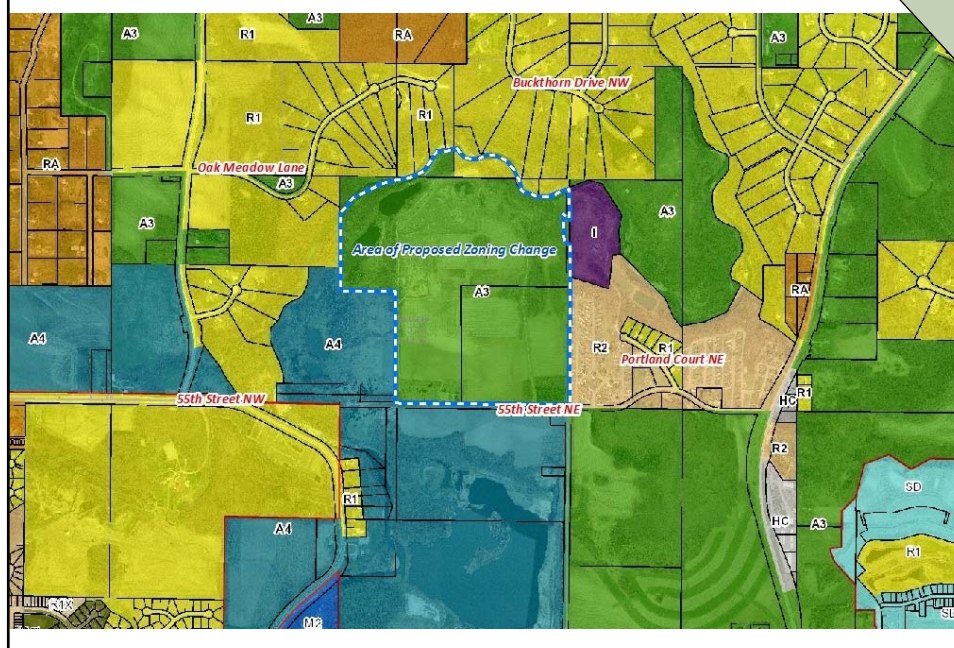
- A-3 (Agricultural District) to A/RC (Agricultural Resource Commercial District)
- This rezoning of the property would bring the property into conformance with the current zoning code and standards.
- This application is made in an effort to update the zoning classification of the site, affirming the conclusions of Olmsted County, to allow for the continued operation of the existing Rochester Sand & Gravel Pit and its continued production of aggregate supplies in the Rochester area.

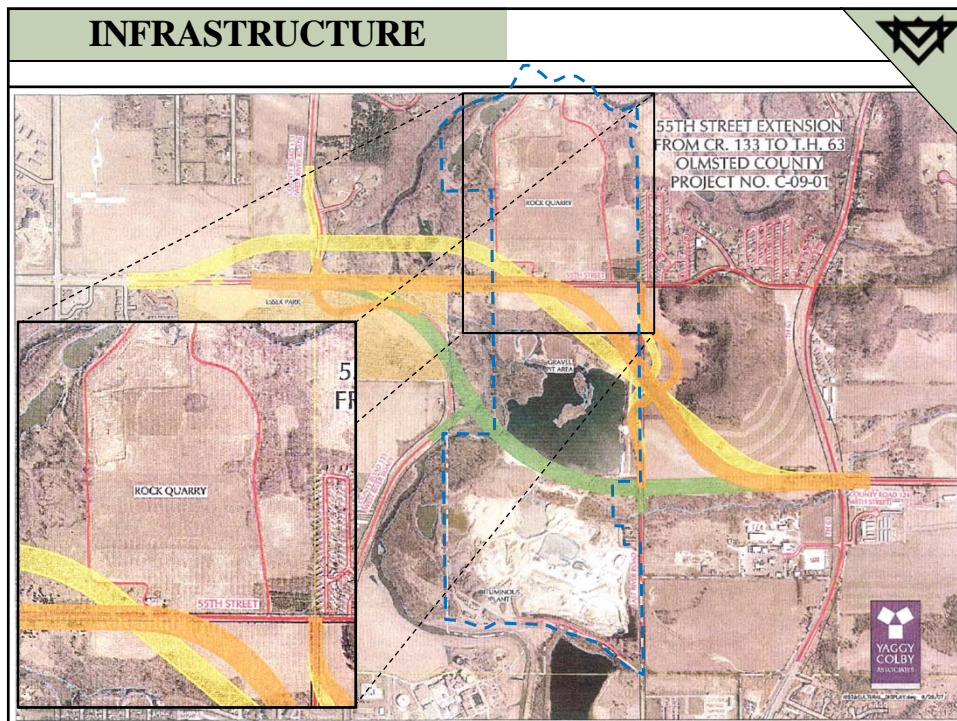
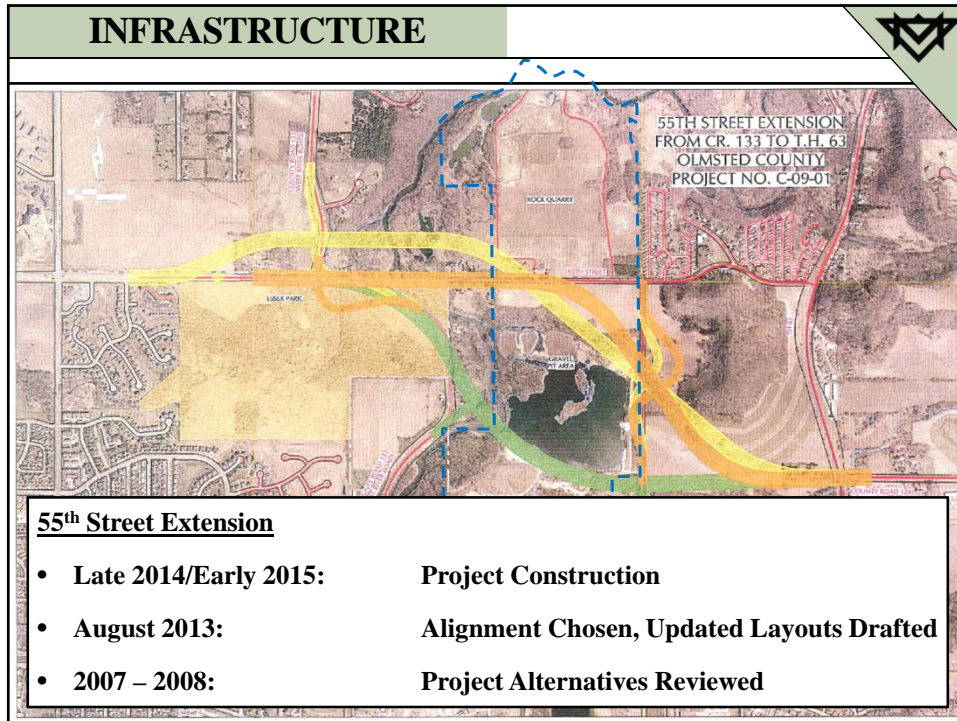
Process

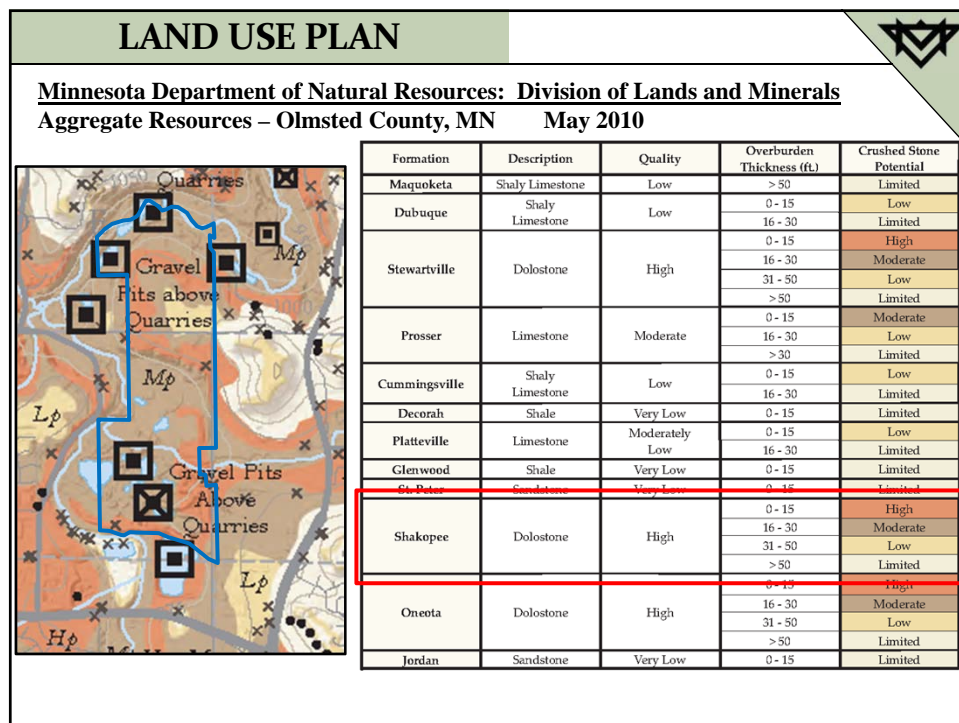
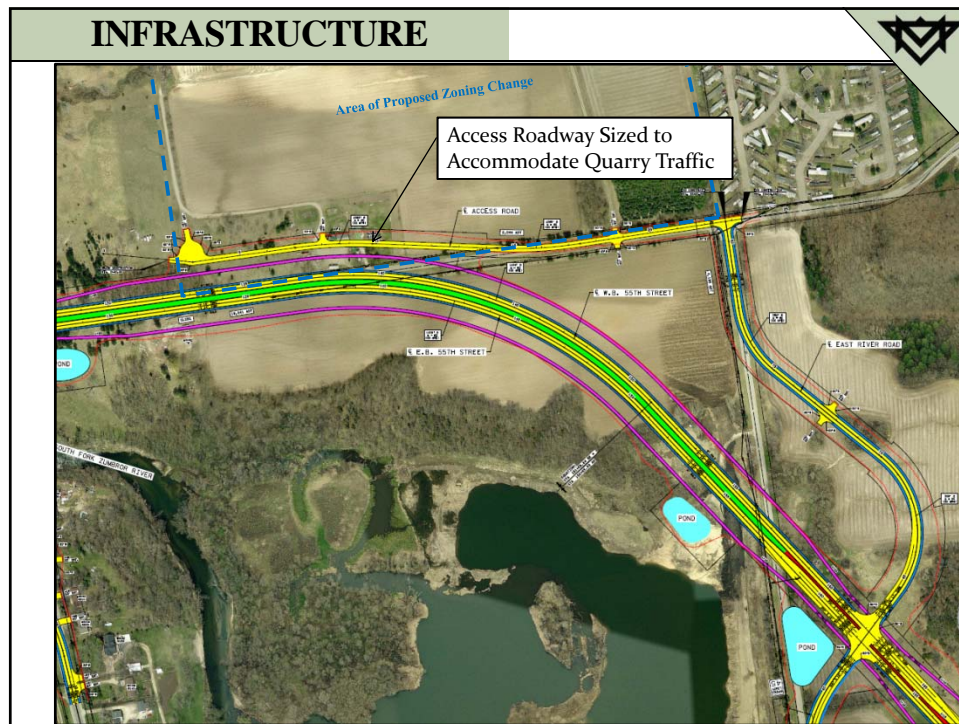
- Application: Form and required fee submittal
- Public Hearing: Cascade Township Planning Commission
- Public Hearing: Cascade Township Board

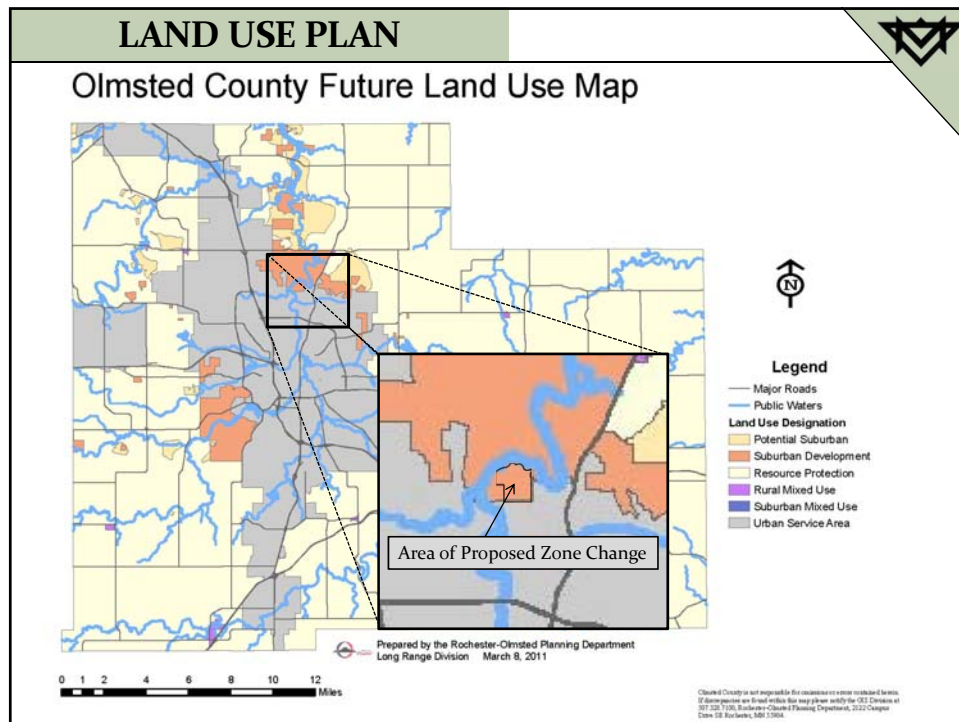
If the requested zoning amendment is approved by the Cascade Township Board an application will then be made for a Conditional Use Permit for the operation in the A/RC district. All aspects and details of the operation will be discussed during that process.

PRESENT ZONING









LAND USE PLAN

Olmsted County General Land Use Plan – 1995 (Amended 2011)
Chapter 5: Suburban Development Area

“Suburban development areas consist of large-lot residential development and very low density cluster-style residential development. New commercial and industrial uses are compatible with this designation only where suitable sites are mapped in the detailed Land Use Plan maps. The long-term predominant use of these areas is intended to be very low-density residential development (3.5 acres per lot average density) relying for the indefinite future on on-site sewage treatment and private water supplies. However, short-term temporary uses may include crop production, animal husbandry not involving new feedlots, forest management, other agricultural uses, and sand and gravel operations.”

LAND USE PLAN



Township Cooperative Planning Association
Staff Report – October 13, 2014

Staff Analysis:

- 1. The proposal is consistent with the policies of the General Land Use Plan**
- 2. The amendment is in the public interest**
- 3. The proposed development is timely based on surrounding land uses, proximity to development and the availability and adequacy of infrastructure**
- 4. The proposal permits land uses within the proposed district that are appropriate on the property and compatible with adjacent uses and neighborhoods**
- 5. The proposal does not result in spot zoning**
- 6. The proposal is consistent with a GDP for the area, if one exists**

THANK YOU

