

Vermillion Township
Dakota Aggregates/Sobiech Pit
Public Hearing Minutes
August 31, 2026

Attendance:

Chairman Jeramy Ladzun
Supervisor Jason Anderson
Supervisor Lyle Fritz
Clerk Cynthia Ladzun
Attorney James J. Mongé III
Planner Nate Sparks

Chairman Ladzun opened the public hearing at 6:35 pm.

Clerk Cynthia Ladzun read the public notice.

Planner, Nate Sparks explained that an application for a Comprehensive Plan Amendment, Zoning Amendment, and Interim Use Permit to allow for a Mineral Extraction Permit (Mining) on a property located off the corner of Clayton Avenue and 190th Street East is being presented to the Board.

A memorandum was presented and was explained in detail that covered the following topics:

- Background, Existing Conditions, Comprehensive Plan Amendment, Rezoning to Mining Overlay District, and Interim Use Permit Review.
- The Interim Use Permit Review included the following topics:
 - Interim Use Permit, Scope of Mining Operations, Agricultural Land, Hours of Operation, Site Processing, Access to Site, Berms, Fencing and Landscaping, Stormwater, Groundwater, Wetlands, Fuel Storage and Pollutants, Lighting, Dust, Noise, Traffic Generation, Rehabilitation, Reclamation and Restoration Plan, and Annual Operating Permit.

It was also explained that an Environmental Assessment Worksheet (EAW) was completed because the mine was over 40 acres in size. One notable comment received during that process was that a Phase-1 Cultural Study would need to be conducted. This Study was received however comments have not been received. Other factors from the EAW were required to be included in their updated application materials.

Applicant, Matt Mettling, Operations Manager for Dakota Aggregates provided a quick background on their operation as well as the proposed pit.

Three emails were received prior to the public hearing and were read out loud.

Items of discussion during the public hearing were:

- Operation will take place in the spring and will run to late fall
- Crushing is not expected – sand will be hauled out and common back in
- Truck route does not include 190th Street
- Other pit across street to close next year and there will be less traffic even with the new mine
- 96 average loads a day – some days may be more and some days less
- Entrance to the new pit will be on Clayton just south of 190th Street
- Hours of equipment operation would be 7:00 am to 5:00 pm
- This is a small-scale operation that will screen the sand out and will be project dependent
- No intentions to mine any more than then 60 acres
- Haul Back Management Plan includes an Environmental Assessment on common coming in
- This is the only location they are looking at right now
- Operation will start this fall with stripping of the land
- 20-year operation – probably done in 15 years with stockpiles remaining the last 5 years
- If approved, this would be the second mine in the township
- Will work the county and township if issues arise

The Board would like to take some time to review the entire application package that was presented and drafts of the findings of fact will be started.

Adjourn:

Ladzun motioned to close the public hearing at 7:20 pm. Fritz seconded the motion; all were in favor and the motion carried.

Cynthia Ladzun
Vermillion Township Clerk