

**Pipestone County Planning Commission Minutes**  
**Tuesday February 25, 2025 at 5:00 p.m.**  
**Commissioners Room, Pipestone County Courthouse**

Members Present: Cal Brouwer, Les Nath, Travis Dethlefs, Eugene Boersma, Cary Alderson, Dallas Roskamp, Barry Rieck and attending by Zoom: Gary Boeve

Members Absent:

Others Present: Chris Nibbe, Cal Hulstein, Mike Moeller, Kyle Kuphal, and Kyle Krier

The meeting was called to order by Chairman Brouwer at 5:00 p.m.

Motion by Nath, seconded by Boersma, to approve the minutes of the September 24, 2024 meeting.  
Motion passed.

Motion by Roskamp seconded by Nath to open the public hearing, motion passed. Brouwer then opened the public meeting to consider the request by, A&C Excavating to open a gravel pit mining operation. The proposed project will be located in the S1/2 of the NW¼ section 20 T-108N, R-45-W (Fountain Prairie Township), Pipestone County.

Chris Nibbe explained that he purchased this ground last year and is planning to open a gravel pit on the site. Pit will be about 36 acres in size when complete but that will be many years down the road as he plans to only mine a minimal amount of material per year. He is planning to start excavations in the NW corner of property just north of hog barn. Reclamation will be done as pit expands with planned end use to be crop production again. He is planning to install a driveway on the north edge of hog barn property. Chris explained that he has been in discussions with the township and Cal Hulstein from Hord Farms and is working with them to address any concerns. Krier explained that A&C has written a letter to Hord confirming that they will not use any blasting in the mining operations and will maintain a 4:1 slope around the hog barn property. Krier also commented that Chris had talked to him today and asked that the permit application includes the potential location of a hot mix plant and/or wash plant to be temporarily located in the pit in future years. Boersma asked if there would be any additional measures needed for a hot mix plant. Water flow from the site is NW to Flandreau Creek, also that if plants are there they are only in place for few weeks and then gone, in addition these facilities would also be regulated by MPCA. Cal Hulstein said that he and Chris were onsite and talked over things and they have no concerns with what is being proposed. Chris said that the township road is very narrow to the north, he is discussing working with township to widen the shoulder and riprap for safety. Dethlefs commented that he likes that contractors are looking at making improvements rather than just coming in and leaving. Mike Moeller commented that he rents pasture to North and has an electric line that runs from Barns. Chris said he saw when he was out there and is happy to run in pipe under driveway or whatever is needed. Mike also said that there is a lot of water that runs through land from east and often water backs up in NW corner. Chris said that is why he is planning to start in NW corner to allow for drainage, he also is considering doing a drainage cleanout to NW through that pasture if owner approves to allow for better drainage. Krier commented on ordinance and the term of permits, Boersma said since this pit is close to 40 acres he would support doing permit for 30 years with a 10 year review. Nibbe said he would support a longer window as he plans to be there for the long term and kids will likely take over in future.

There being no other questions or public comment motion by Roskamp seconded by Rieck to close the public hearing (5:23). Motion passed.

The Board then went through the finding of fact questions.

1. No
2. No
3. Yes
4. No
5. Yes
6. Yes
7. No
8. No

Following discussion, motion by Boersma, seconded by Rieck to set term of permit to be 30 years with a 10 year review. Motion passed

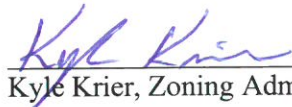
Motion by Dethlefs seconded by Nath to recommend approval of the conditional use permit with the following conditions:

- Permit Term of 30 years with 10 year review
- Mining and reclamation plan be implemented as presented.
- Applicant shall comply with all other Federal, State, and local permitting requirements.

Motion Passed.

Election of officers: Motion by Boersma seconded by Nath to leave officers same as last year. Brouwer Chair, Rieck Vice Chair, Krier Secretary. Motion passed.

There being no other business Motion by Nath seconded by Roskamp to adjourn meeting. Meeting adjourned at 5:30.

  
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Kyle Krier, Zoning Administrator

2-26-25 Mark Christensen called office with concerns and was not able to attend hearing. Said he has concerns with dust from pit and noise from equipment. He lives just east of property. He requested Krier call applicant about measures that may be implemented to address concerns. Krier contact Nibbe and explained concerns. Nibbe said he does not want to plant any trees on site as they just become an issue in future and really doesn't feel that there should be dust or noise concerns as this will be a small pit that will only be used occasionally. He said they will have company come in to make pile and then all that will be there is a loader to load a few trucks per week. Nibbe said that there will more noise from Double D pit than his. Called Mark back and explained that this will be small scale pit and Nibbe didn't feel those concerns are warranted, Mark agreed and told him to call if any issues or concern come up. KK