MINUTES-PLANNING COMMISSION/BOARD OF ADJUSTMENTS MEETING

Tuesday, September 9, 2025 7:00 P.M. COMMISSIONERS ROOM, LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN.

MEMBERS PRESENT: Louwagie, Olson, Sleiter

OTHERS PRESENT: Biren, Crowley, Graupmann, Ed Sweetman, Brad Nelson, Jordan Handeland

ABSENT: DeBaere, Meulebroeck

Olson opened the meeting at 7:00 p.m.

All present recited the Pledge of Allegiance

Identify any conflicts of interest: None

AMEND/APPROVE AGENDA: Sleiter moved, seconded by Louwagie to approve the agenda as presented. All in favor, motion carried.

Minutes for the August 12, 2025 meeting reviewed. Sleiter moved, seconded by Louwagie to approve the minutes with one correction. Adjust in Minutes to read Alex Bakker instead of Todd Meulebroeck. All in favor, motion carried.

BOARD OF ADJUSTMENTS: None
PLANNING COMMISSION:
Biren – Introduces Ed Sweetman and reads Conditional Use Permit for a Conditional Use Permit request to process sand and gravel on land owned by Jeff & Brenda Kirk.

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by Ed Sweetman, Sweetman Sand & Gravel, for a Conditional Use Permit request to process sand and gravel on land owned by Jeff & Brenda Kirk, 2404 120th Street, Garvin, MN 56132. The area representing the request is zoned agricultural.

The land is described as follows:

The West Half of the of the Southwest Quarter (W 1/2 SW 1/4), the Northeast Quarter of the Southwest Quarter (NE 1/4, SW 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4, NW 1/4) of Section Twenty (20), Township One Hundred Nine (109), Range Forty-one (41), Custer Township, Lyon County,

A Public Hearing on the Conditional Use will be held by the Lyon County Planning Commission in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, September 9, 2025, at 7:00 p.m.

Biren: Letters were sent out to Township and Neighbors and haven't heard anything back. Explain on what you are going to do out there.

Sweetman: We are going to clean up all the trees and the old shed. Strip dirt off. Will make it farmable or CRP again after done. Solar farm is going in to the north. We run metal detectors and magnets on our crushers. I feel like we will run into a lot of garbage.

Sleiter: You are doing the whole parcel?

Sweetman: We are going to do the whole site for gravel. Jeff wants it all done. We have a 5-year lease and it will probably be gone in 3 years.

Olson: Any questions?

Louwagie: Which way are you coming out?

Sweetman: Would like to come out on the County Road and have a driveway. Will need to talk to the county.

Olson: Let's move onto the Findings of Facts.

Board moves onto motions. Biren reads motions into record.

Sleiter moved, seconded by Louwagie to recommend to the Lyon County Board of Commissioners to grant a Conditional Use Permit to Sweetman Sand & Gravel – Ed Sweetman to process sand and gravel on land owned by Jeff & Brenda Kirk, 2404 120th Street, Garvin, MN 56132. The area representing the request is zoned agricultural and described as:

The West Half of the of the Southwest Quarter (W 1/2 SW 1/4), the Northeast Quarter of the Southwest Quarter (NE 1/4, SW 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4, NW 1/4) of Section Twenty (20), Township One Hundred Nine (109), Range Forty-one (41), Custer Township, Lyon County, Minnesota. Conditional Use Permit will be reviewed annually.

1. Conditional Use Permit is granted for 40 acres of working area at any given time or the life of the operation whichever is less.
2. Top soil will be stockpiled and used for reclaiming and leveling.
3. Reclaiming and leveling of land is to be done as work progresses.
4. Grade site after extraction is completed so as to render it usable, seeding required avoiding erosion and an unsightly mar of the landscape.
5. Must maintain a backslope of 4:1 or flatter.
6. Responsible for maintenance on roads that trucks will be hauling on.
7. Responsible for dust control on haul roads.
8. Haul roads designated as: 120th Street to County Rd 7.
9. Owner must notify Lyon County when work is complete.
10. Must obtain permits from appropriated agencies.
11. Adopt Findings of Fact as part of Motion.
12. A copy of the County Board's Motion shall be filed with the County Recorder's Office along with the legal description of the property. Additional fees to be paid by the applicant for the actual costs incurred by the county for the recording fees.

VOTING FOR: Sleiter, Louwagie, Olson

OPPOSED: None

ABSTAINED: None

ABSENT: Meulebroeck, DeBaere

DATED: September 9, 2025

Biren – Introduces Jordan Handeland of SW MN Properties LLC and reads Public Notice

A REQUEST HAS BEEN MADE to the Lyon County Planning and Zoning Administrator by SW MN Properties LLC, Jordan Handeland (owner) for a Conditional Use Permit Request to establish an Event Center. The area representing the request is zoned Highway Commercial. and is described as follows:

All that part of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township One-hundred Twelve (112) North, Range Forty-One (41), Fairview Township, Lyon County, Minnesota.

A Public Hearing on the Conditional Use Permit will be held by the Lyon County Planning Commission in the Commissioner's Room of the Lyon County Government Center, Marshall, Minnesota, on Tuesday, September 9, 2025 at 7:00 p.m.

Biren: Explain on what you are going to do there.

Handeland: Plan is to turn the Church into an Event Center weather it is Weddings or Large Gatherings.

Biren: Talk about the capacity, parking and how you see that going.

Handeland: The plan is to use the grassy area inf the front for parking. Depending on what it is the capacity will change.

Olson: What is the maximum capacity?

Handeland: I do not know what that is yet.

Olson: Will it be paved or grass area parking?

Handeland: It will be gravel

Biren: Water and Septic Updates – Will have its own septic system.

Olson: Does it have its own well?

Biren: There was a well for the parish house. Can't locate it.

Olson: Signage, Lights?

Handeland: Don't have a plan yet, but have had a conservation with John and what I can and can't do. Early in the process, so I don't have all the decisions made yet.

Crowley: Fire Capacity?

Biren: Fire suppression is based on capacity.

Nelson: We don't really have traffic, but I am glad they would be adding a parking lot. We have gotten blocked in before and can't leave. Live right across the road. A sign or something saying that no one can park next to their property.

Olson: Let's move onto the Findings of Facts.

Board moves onto motions. Biren reads motions into record.

> Sleiter moved, seconded by Louwagie to recommend to the Lyon County Board of Commissioners to grant a Conditional Use Permit to SW MN Properties LLC, Jordan Handeland (owner) for a Conditional Use Permit Request to establish an Event Center. The area representing the request is zoned Highway Commercial.
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> The property is described as: All that part of the Northwest Quarter (NW 1/4) of Section Eleven (11), Township One-hundred Twelve (112) North, Range Forty-One (41), Fairview Township, Lyon County, Minnesota.
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> With the following stipulations:

1. Site may be inspected to ensure compliance of all applicable regulations. Required to comply with all governmental laws, rules and regulations as they apply to the project. Note of Importance: The Minnesota Department of Labor and Industry issues permits and inspects the construction of public assembly spaces in non-code enforced areas.

2. Potential nuisances, including but not limited to noxious weeds, loud noises expiring at midnight, litter, garbage, food waste and waste water, must be controlled legally in such a matter that it does not constitute an annoyance.
3. The applicant maintains the use as described in the applications. Changes to the use will require an amendment or new conditional use permit.
4. Business sign permitted according to zoning ordinance Article 16.
5. All necessary licenses and permits need to be kept current and valid.
6. Parking must be in accordance with Article 15.2K of the Lyon County Zoning Ordinance.
7. Copy of the recorded deed to be submitted to the Planning and Zoning Office prior to issuing a land use permit.
8. Access, including traffic, needs to be approved by road authority.
9. If business is inactive for one year, Conditional Use Permit will be revoked.
10. Adopt Findings of Fact as part of this motion.
11. A copy of the Lyon County Board of Commissioner's Motion shall be filed with the County Recorder's Office along with the legal description of the property. Additional fees to be paid by the applicant for the actual costs incurred by the county for the recording fees.

VOTING FOR: Olson, Sleiter, Louwagie

OPPOSED: None

ABSTAINED: None

ABSENT: Meulebroeck - DeBaere

DATED: September 9, 2025

Motion to adjourn by Louwagie, second by Sleiter. All in favor, motion carried.

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Board of Adjustments/Planning Commission Chair

John Biren, Lyon County P&Z Administrator