

EUREKA TOWNSHIP
Dakota County, State of Minnesota
PLANNING COMMISSION MEETING MINUTES
February 9, 2026

Call to Order

Chair Melanie Storlie called to reconvene the public hearing from January 27, 2026, at 7:00pm and the Pledge of Allegiance was given.

Commissioners Present: Melanie Storlie (Chair)
Dave Wheeler (Commissioner)
Brian Storlie (Commissioner)
Donovan Palmquist (Commissioner)

Others present: Amy Liberty (Deputy Clerk), Liz Atwater (Clerk), Matt Mettling, Linda Ripley, Doug Houser, John Rivisto, Jim Aiken, Brian Ahern, Ray Kaufenbrg,

Zoom participants: Hannah Rybak (WSB Planner), Kbro, Julie Larson

PUBLIC HEARING

Dakota Aggregates and Kelly Aggregate Inc., PID 13-00800-25-011 * Text Amendment to existing IUP

The request is for an amendment to the existing mining interim use permit, to increase the allowable depth of mining, to request a setback exemption to expand the stockpile area at the subject property, and to extend the termination date of the IUP.

Chair Melanie Storlie asked the applicant, Mr. Mettling, if he would allow Hannah Rybak to present the WSB narrative first. Mr. Mettling indicated he had no objection.

Ms. Rybak stated that the Planning Commission reviewed the application and accepted public comment at its January 27, 2026, meeting. She noted that several residents expressed concerns regarding the potential environmental and water quality impacts of the proposed mining operation. Hannah then outlined the updated recommended conditions to be considered should the Planning Commission move forward with a recommendation of approval for the application.

1. Any changes to any on-site operations due to the increased mine depth, outside of the scope provided in the application materials submitted with this request, shall require an interim use permit amendment.
2. All comments and conditions in the "Engineering Considerations" section of the Town Board memo, dated February 5, 2026, and the redline plan set, shall be addressed to the satisfaction of the Town Engineer.
3. The applicant is responsible for any approval or permitting required (including permits related to stormwater management) by the Minnesota Pollution Control Agency.
4. The applicant is responsible for any approval or permitting required by the Vermillion River Watershed Joint Powers Association.
5. The applicant is responsible for any approval or permitting required by the Minnesota Department of Natural Resources.
6. The applicant is responsible for any approval or permitting required by the Dakota County Soil and Water Conservation District.
7. Copies of any required permits from other jurisdictions shall be provided to the Township upon issuance.
8. The applicant shall provide final plans for the berm, depicting exact proposed height, to the township prior to construction. Height of the berms shall be of an elevation greater than the material and/or equipment being screened. The final berm plans are subject to review and approval by the Town Planner.
9. The stockpile area shall be screened from view from any right-of-way or adjacent property, from all directions. Screening may be provided by a combination of vegetation and berming. The applicant shall provide a plan demonstrating adequate screening, subject to review and approval by the Town Planner.
10. The applicant must agree to all conditions and sign the updated Interim Use Permit document acknowledging this.

Chair Melanie Storlie asked the applicant, Mr. Mettling, to provide a summary of his request.

Mr. Mettling reported that there has been no significant new information since the previous meeting, aside from ongoing communication with staff and WSB. They confirmed that no operational changes are proposed, including traffic, equipment, watering practices, hours of operation, extraction rates, phasing, or extraction locations. The request is limited to the three IUP amendments. Matt also clarified that while a 250-foot setback is requested for the stockpile area, the actual stockpiling activity would occur approximately 400 feet away.

A few questions were raised by the Commissioners regarding the requirement for a 15-foot separation between the bedrock and the bottom of the pit. They asked whether there is a specific reason for this standard, if there is any flexibility to allow a reduced separation, and requested additional clarification on how the mining process works in relation to maintaining that separation.

Matt Mettling explained that due to the uneven nature of bedrock and the use of dragline equipment, achieving a clean, consistent separation above bedrock is not feasible. The mining process inherently leaves irregular surfaces and residual material, as bedrock is not flat and material tends to settle back in due to water movement. While some separation would naturally remain, Mr. Mettling expressed a preference to mine closer to the bedrock where possible, acknowledging that complete removal down to bedrock cannot be practically achieved. He went on to explain the process and explained that mining is conducted using a dragline with a reach of approximately 250–300 feet, limiting how far material can be excavated from a fixed position. As a result, mining progresses in sections, moving the equipment incrementally across the site, which creates uneven depths and trench-like areas due to material settling and the nature of the process. Matt noted that certain areas, particularly on the far side of the lake, may not be mined any deeper due to reach limitations. The applicant also stated that once a section has been mined using this method, it is generally considered complete, as returning to mine deeper would require a different method, such as a floating dredge, which is not economically feasible.

Public Comment opened at 7:16pm

Chair Melanie Storlie communicated the procedures and the expected conduct of this public hearing and opened public comment.

Doug Houser 9130 235th St. W.

Mr. Houser expressed concerns about the continued expansion and deepening of the gravel pit, stating it may further impact the local water table and groundwater quality. He reported noticeable differences in his home water filtration system, suggesting reduced sediment when the pit is inactive. Doug also raised concerns about potential stockpiling locations, visual impacts, and declining property values for nearby homes.

Linda Ripley, 9460 235th St. W.

Ms. Ripley spoke before the Commissioners and submitted full written comments for the record, which are attached at the end of these meeting minutes.

Public Comment closed at 7:23pm

Discussion took place among the Commissioners regarding public concerns, including whether private well protections are addressed in the current IUP. Mr. Mettling deferred to Jim Aiken of Barr Engineering, who explained that additional protections were not deemed necessary and noted that dragline mining is considered one of the least impactful methods below the water table. Ms. Rybak, from WSB, shared with the Commissioners that the existing IUP does require immediate cessation of mining if contamination of drinking water is proven, with operations halted and the permit subject to termination if the issue cannot be resolved to the Town Board's satisfaction.

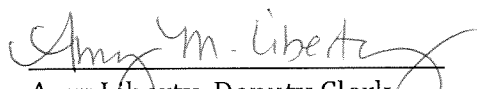
Motion: Chair Melanie Storlie moved to recommend that the Town Board approve the requested IUP amendment subject to the recommendations and conditions based on the following findings of fact and provided findings to support the approval and all of the documentation that WSB and yourself have approved. Commissioner Brian Storlie seconded.
Motion carried 4-0.

Adjournment

Motion: Chair Melanie Storlie motioned to adjourn. Commissioner Wheeler seconded.
Motion carried 4-0.

Meeting ended at 7:51pm

Respectfully submitted,


Amy Liberty, Deputy Clerk

Minutes Officially Approved by:  on: 3/31/2024
Planning Commission Chair Date

Linda Ripley 9460 235th St. West

Madame Chair person,

Addressing the 250 ft. setback, which is a mining ordinance amendment of 1000 ft, not just an amendment to their IUP – So if this is approved by the Town Board as has been presented to us, then all mines in Eureka will be able to use this also.

During the meeting of Jan 27 last Tues, I heard the attorney address the plan for stock piling that was “not thought of” previously when the IUP was first drawn up in 2009. Did anyone check the IUP for your requests? Will you be following those stipulations? Section #27 of the EAW says, “The proposed mining operation will meet the requirements and standards of the township mining ordinances.”

In the EAW, #19 states “The potential for groundwater contamination from chemical spill onto these soils is relatively high due to their runoff potential relatively high infiltration and transmission rates.” Are you doing the required monitoring of the 3 ground water monitoring wells?

In the EAW of 2009 they say there are 10 residences within the 1000 ft. setback. The Township says there are only 8. It appears that not everyone is aware of these amendments if they did not get a letter about the meetings.

Under item #24 of the EAW, ~~item #24~~, odors, noise and dust, they said mines should implement or propose measures to mitigate potential impacts on human health or quality of life.

Hannah Ryback said at the last meeting she strongly suggests these requests from Kelly Brosseth mine be mitigated with the citizens who have realistic concerns regarding those amendments.

I visited with Kenny Maxa on the corner of 235th and Dodd the other day and he had a lot to say about these amendments. He was a diesel mechanic and worked on hydraulics for 27 years and knows that the equipment leaks just in using them as they are to be used. He thinks that there is a high chance that the water will be contaminated and is concerned about his shallow well of 60 ft. He believes the mine should send a letter to residents that if something goes wrong they will fix it.

I can't enjoy my backyard or even sit inside my house due to the noise I can hear all the time. And now you want to bring it closer to my house with a new ten acre stockpiling area even more years. Trying to live in my house is one thing, how am I supposed to sell it when the mine keeps operating. What about quality of life and housing values for residents instead of more profits longer for mines?

Per Kenny Maxa who has lived here almost 60 years. “I hope what they are doing is best for the people who live here.”

I have an audio that I would like to share with you that I hear from my front porch. It is 55 sec taken on Nov 7th 2025.

EUREKA TOWNSHIP

Dakota County, Minnesota



Public Hearing continued from January 27th, 2026

February 9th, 2026

7:00pm

Name

John Rivest

Jim Aiken

Brian Ahern

Linda Ripley

RAY KAUFENBERG

Matt Mettling

Dakota Aggregates

BARR ENGINEERS

6215 235th St W Farmington

9460 235th St W

24510 DODD BLVD, LAKEVILLE, MN

Dakota Aggregates