

McHenry County Zoning Commission

September 25, 2025

9:00 AM

The meeting was called to order by Matt Zelinski. Other members present were Joe Weninger, Tom Krumwiede, Shawn Anderson, Lance Johnson and Zoning Admin Kristi Brodehl. Matt and Tom attended via phone. Steff Baasgard with Knife River, Wade and Lori Lagge, Mark Feist were also in attendance. Vernon Mehlhoff attended via phone.

A motion was made by Shawn and seconded by Joe to approve the August 28th minutes. Motion carried unanimously.

The public hearing was held for the conditional use application from Knife River to mine aggregate and place a hot mix asphalt plant in Section 3 and 10 of 153-79, also known as the Colby Pit. Wade and Lori Lagge had concerns regarding safety due to the truck traffic, noise, dust, and the possibility of contaminants in the water table. They also questioned the hours of operation and asked if the haul road could be moved to 11th Ave N. Steff Baasgard responded to their concerns, stating the haul road is determined by the township. Knife River drivers are instructed to stay at posted speeds and the company trucks are monitored for hours and speed. Contracted trucks are not monitored, and Baasgard recommended contacting the local law enforcement if a violation is noticed. Vernon Mehlhoff also had concerns about the water table. Baasgard stated they meet all EPA standards. Lori Lagge mentioned they spoke to Galen Duchsherer, who is a township supervisor, about moving the haul route to 11th Ave N, but Knife River pushed back due to the cost of building up that road to truck standards. Mark Feist stated it is very dangerous to move equipment on 12th Ave N and will not send family members on it when the trucks are hauling. Mark Lagge stated, "Is it more important to save costs, or someone's life?" Matt suggested a condition should be placed that the county must be notified when the hot mix plant would be operating. A motion was made by Shawn and seconded by Joe to recommend an alternate haul road route and to require written notice to the county when the hot mix plant will be operating. Motion carried unanimously.

The board reviewed the variance application from David Bolduc to construct a polebarn 130' from the center of 15th Ave N in the NE1/4 NE1/4 of Section 11-153-80. This is not a thru road and is mainly used to access a wind tower. A motion was made by Shawn and seconded by Lance to recommend approving the variance. Motion carried unanimously.

The board reviewed the following applications:

David Bolduc – house, shop, barn

A motion was made by Joe and seconded by Shawn to approve the Bolduc permit. Motion carried unanimously.

Matt mentioned the advisory members will be meeting with Mitch Calkins on October 6 to start the review on updating the ordinance.

At 10:20 AM, a motion was made by Lance and seconded by Shawn to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor/Treas