

Our names are Ryan and Stefanie Giesmann; we reside at 6770 Harff Road, Greenfield, MN and are the closest residence to the mining processing location, and proposed asphalt plant. The parcel in question for mining expansion also abuts our property. In preparation for the Planning Commission meeting we are sharing some requests for consideration.

We understand that nonmetallic mining is a permitted conditional use in the Rural Residential Zoning district. Of note, the CUP stays with the property regardless of the owner. Therefore, the actions and stipulations negotiated now will persist should a new property owner or operator take over.

This application to expand mining operations and mining from one parcel to two distinct parcels represents an opportunity to ensure protective measures are implemented for both the City of Greenfield and its residents. Historically, when in full mining operation, enforcing the existing CUP has been difficult and time consuming for City Staff, a large drain on city resources.

With that in mind, we respectfully request the Planning Commission consider our requests for the following conditions in the new CUP joining the two parcels.

Hours of Operations:

- **Limit hours of operation to Monday – Friday 7AM - 4PM.**
- **Closed for any operations on Saturday, Sundays, & any national holidays.**
 - This is in alignment with multiple gravel pits and their posted hours of operation in the metro and greater state of MN.
 - During the public meeting the owner stated they do not plan to operate on Saturdays.
 - This would allow residents a few quiet hours after work and on weekends.

Location	Operator / Owner	Posted Hours	Data Source
Elk River – Bennett Pit	Superior Sand & Gravel	M-F: 7A-4P Sat-Sun Closed	Posted signage onsite
Hanover	Fehn	M-F: 7A-7P Sat-Sun Closed	Approved IUP
Rogers	Hassan Sand & Gravel	M-F: 7:30A – 3PM Sat-Sun Closed	Hassan Sand & Gravel Website
Maple Grove	Martin Marietta	M-F: 7A-5P Sat-Sun Closed	Martin Marietta Website
Eden Prairie, Shakopee, Rosemount, Ramsey, Yellow Medicine Quarry, St Cloud Quarry*, Hastings, Scandia, Elk River South	Martin Marietta	M-F: 7A-4P *M-F: 6A-4P Sat-Sun Closed	Martin Marietta Website Nine of their 17 operations specify hours until 4PM. Remainder have unlisted hours.
Burnsville	Kraemer	M-F: 7A-4P May-Nov M-F: 7A-3:30 Dec-April Sat-Sun Closed	Kraemer Website

Crushing – Noise (page 12 of Planning Commission Staff Report, #13)

- **Prohibit importing concrete, asphalt, or other similar materials for processing.**
- **Alternatively, limit crushing operations specifically to no more than 2 weeks annually.**
 - Published noise testing was ordered by the mine, and completed when there was limited activity. Independent testing when the crushing operations were active indicates operations exceed the MNPCA maximum noise thresholds.

- Typically the gravel pit hauls in concrete all summer making a huge stockpile and then crushes for weeks uninterrupted in the fall.

Asphalt Plant

- **Do not allow for an Asphalt Plant, production of asphalt, or asphalt recycling, as part of the CUP.**
 - Asphalt production has not occurred onsite for approximately 15+ years.
 - During the public meeting the owner of the property stated they do not intend to operate an asphalt plant.
 - In light of the fact that the CUP runs with the property and not the owner, require any application for an asphalt plant to be a separate occurrence.
 - Chronic exposure to pollutants from asphalt plants has been linked to health issues, including respiratory conditions, headaches, and skin irritation.
 - Asphalt plants located within or near residential zones have historically caused various issues, including:
 - *Air Pollution:* Health concerns exist due to emissions of volatile organic compounds (VOCs), sulfur dioxide, nitrogen oxide, and particulate matter (PM). These pollutants can lead to respiratory issues, headaches, and increased cancer risk.
 - *Odor:* Asphalt plants can emit strong odors disrupting daily quality of life.
 - *Property Devaluation:* Proximity to similar operations has decreased property values, tax revenue, and hinders future development.
 - *Environmental Concerns:* There have been cases of contaminated water sources from plant runoff. As written, the EAW estimates asphalt production volume in an amount that would require importing up to 7000 tons of petroleum products a year to the site. Although the EAW states that the operation has not and will not expose the water table, history has shown that the current operator has used dewatering pumps to extract aggregate below water table levels which increases the risk for additional environmental concerns.
 - *Notable Water Contamination Cases:*
 - *Columbus, Ohio:* Residents reported contaminated water sources due to runoff from an asphalt plant near their community, which led to regulatory scrutiny.
 - *Milton, Florida:* Local wells were contaminated after an asphalt plant spill, resulting in groundwater pollution that affected nearby homes.

Conditions (page 10 of Planning Commission Staff Report)

- Recommend specifying what the intended activities of the CUP include.

Example: Limit the CUP to only allow for aggregate mining and processing operations. The gravel pit is not intended to be used as an ongoing recycling area for the crushing and/or mixture of used concrete and bituminous paving materials to be hauled offsite. Prohibit asphalt production and all operations must cease once mining is complete. Mining activities must be completed in an appropriately expeditious manner.