

12956 24th Avenue SW, Pillager, MN 56473
phone: (218) 746-3652 / fax: (218) 746-3612 / e-mail: info@sylvantwp.com
Web-site: www.sylvantwp.com



Notice of Public Hearing in Sylvan Township

DATE: 9/18/2025

APPLICANT: Anderson Brothers Construction/Natural Resource Management

ADDRESS: 12957 21st Ave SW Pillager MN 56473 – 2 parcels
2254 132nd St SW Pillager MN 56473 – partial parcel

LEGAL DESCRIPTION: 41-213-3105, 41-213-3104, & 41-213-4001

MEETING DATE: **Thursday, September 18, 2025 - 6:00 PM**

PLACE: Sylvan Town Hall – 12956 24th Avenue SW Pillager, MN 56473

PURPOSE: To review and hear comments or concerns with allowing a permit for Anderson Brothers to utilize these parcels for extractive uses.

If you would like to state your concerns or supporting comments in writing, please include your Name and Mailing Address. Send your concerns or supporting comments to the Township Clerk at: Mail - 12956 24th Ave SW Pillager, MN 56473 or Email - info@sylvantwp.com

Sincerely,

Jenna Ruggles
Sylvan Township Clerk/Treasurer
218.746.3652

NOTE: A full copy of the application for this Public Hearing can be found on the Township's website www.sylvantwp.com on the home page under Notices, you can also find a hard copy of this located in the Town Hall Building.



Anderson Brothers Construction Company of Brainerd, LLC
11325 State Highway 210
Brainerd, MN 56401
218-829-1768 • Fax 218-829-7607

Building Our Communities Since 1940
An Equal Opportunity Employer

August 12, 2025

Sylvan Township
12956 24th Ave. SW
Pillager, MN 56473

Dear Sylvan Twp Planning Commission:

Anderson Brothers Construction Operator and Natural Resource Management landowner of parcels 41-213-3102 & 41-213-3104 along with Steve Allen, owner of parcel 41-213-4001 are proposing to obtain a CUP/IUP permit for Extractive Use. The proposed operations would be consistent with Sylvan Township Extractive Use Ordinance Section 808. The site is located South of Anderson Brothers/NRM existing Root Pit site located in SE ¼ section 13. The three parcels together are approximately 25.3 acres in size with approximately 20 acres to be excavated.

The following operations will be conducted to provide materials for construction projects.

Excavation of materials Operations:

The proposed operations would consist of excavating material from an area approximately 20 acres in size from parcels 41-213-3102, 41-213-3104 and 41-213-4001. The preparation of the site will consist of removing the topsoil from the excavation area and strategically placed in berms surrounding the excavation area. A 50ft buffer will be maintained from adjacent property lines. The berms will act as a method for erosion control, noise buffer and screening buffer. The stored material will be used later for the site restoration.

The gravel material will then be hauled by loaders to be processed in the Root Pit site adjacent to this area. Mining will not interfere with the static water table and with any surface water. The equipment used for mining will be maintained and operated to minimize any escape of fluids. The processing equipment will operate in accordance with Federal and State air, water, and noise quality standards.

The estimated average depth of excavation would be approximately 19 feet. The total estimated amount of material to be excavated is approximately 613,066 yards.

The proposed operating hours would be consistent with operating hours at the Root Pit site.

The estimated timeline for the proposed use is difficult to predict with certainty, it greatly depends on the local economy and market driven nature of aggregate use. The estimated timeline for this use would be 5-8 years.

Dust and Noise Control:

Anderson Brothers will operate equipment in accordance with the MPCA air quality and Noise requirements. The access roads and operation area will be controlled by water trucks to keep dust at a minimum. If needed calcium chloride would be applied. Equipment used for the operations will be maintained and operated as to minimize dust and noise. The construction of topsoil berms should act as screening barriers and would help minimize problems with dust and noise from adjacent properties.

Safety Standards:

All entrances and exits will be constructed so as not to create a safety hazard. The pit will be posted to restrict access without written permission. Pit entrance will be gated and locked. If needed additional berms or fencing will be placed for safety. Anderson Brothers Construction operates and is regulated under Mine Safety and Health Administration (MSHA).

Permits and Regulations:

Anderson Brothers operates under current MPCA storm water permits. This NPDES permit (National Pollution Discharge Elimination System) covers the control of runoff to affected water bodies. A site specific SWPPP (Storm Water Pollution Prevention Plan) will be developed for the Mining activities and are in compliance with MPCA General Permit MNG490001.

Anderson Brothers will meet all MPCA noise level requirements during the time we are operating. Noise tests performed in accordance with MPCA Rule Chapter 7030 at similar Anderson Brothers locations have shown complete compliance with noise standards. For mining operations, berms and stockpiles will be used to reduce the effects of any noise generated from our operations. Anderson Brothers' equipment has been tested and passes air emission standards that pertain to its locations and its operations. Nonmetallic mineral mining is conducted in accordance with State General Air Permit 03500058-002.

Restoration:

The site restoration will be implemented once areas have been depleted of gravel or when periods of site inactivity. There will be both Interim restoration and final restoration at this site.

Interim

Aggregate mining at this site anticipates periods of inactivity during the life of the mining operation. During these inactivity periods, interim reclamation measures will be initiated. The general approach is to stabilize and secure the site. Typical activities involve inhibiting erosion of exposed soils, re-grading of slopes to create stabilize soils. Procedures that control water runoff where appropriate, re-vegetation of areas if needed and the control of noxious weeds.

Final

Final site restoration will be implemented once all the material has been depleted and material removed from the site. The intent of the reclamation is to restore the land to its pre-extraction use or in a manner appropriate for the surrounding area. Reclamation will be consistent with reclamation standards of the Department of Natural Resources, Cass County SWCD and MPCA. The restoration of the gravel extraction area will start by pushing all non-useable materials including overburden, into the lowest spot of the excavation area. The banks will be sloped to ratio no greater than 3:1 and the peaks and depressions will be graded to a gently rolling topography. The final topography will be shaped in such a way as to reduce soil erosion. The stored topsoil will then be spread back over the entire area at a depth sufficient to support vegetation and then be prepped for seeding.

Final Seeding & Erosion Control Plan:

The type of planting will be with grass seeds that achieve rapid soil stabilization, filters runoff, increases water infiltration and increases the overall environmental desirability of the surrounding area. The seeding should take place soon after final grading is completed to minimize soil erosion and invasion of weed species. The key to successful establishment is preparing the soil bed immediately before seeding, the soil should be disked up to a minimum depth of 3". The tillage will help improve seed to soil contact. Immediately before seeding, broadcast fertilizing will take place. The fertilizer type and rate will depend on the sites existing soil fertility and deficiencies. One of two seeding methods will be used. Method 1: Mechanical drop seeding (Brillion-type). Method 2: Broadcast seeding- mechanical "cyclone" seeders or by hand seeding the rates are specified in the mixture tabulation for the specified mix. Seeding can be done with good results in the spring or fall. For the restored bank slopes, straw stabilizer will be used to minimize erosion on the slopes and to maintain seed to soil contact. Slope seeding mix will be Mndot 25-121 or similar seed mix with a seeding rate of 100lbs/acre. For excavation floor area seeding mix will be a Mndot 25-141 or similar mix type with a seeding rate of 60lbs/acre. Cover crops may be used when seeding takes place, cover crops in MNDOT's mixes include oats/winter wheat, and annual rye grass. All measures will be taken to keep restored banks stabilized and noxious weeds controlled.

Thank you for your cooperation on our request please contact me with further questions or Concerns.

Sincerely,

Brad Busbey
Environmental Resource Manager
Anderson Brothers Construction

SYLVAN COMMERCIAL ORDINANCE GENERAL BUSINESS APPLICATION



SYLVAN TOWNSHIP
COUNTY OF CASS
STATE OF MINNESOTA
12956 24th AVE SW
PILLAGER, MN 56473
Phone: 218/746-3652
Fax: 218/746-3612

For Office Use Only:

Received by: _____
 Fee Paid: _____
 Base Fee: _____
 Escrow: _____
 Date Received: _____
 Date Deemed Complete: _____
 Date On-Site Inspection Made: _____
 Date Final Inspection: _____

TYPE OF APPLICATION		
<input type="checkbox"/> General Business Permit <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Interim Use Permit <input type="checkbox"/> Variance	Other _____	
PROPERTY INFORMATION		
Street Address: <i>12957 21st AVE SW, Pillager, MN 56473</i>		
Property Identification Number (PIN#): <i>41-213-3102 and 41-213-3104</i>		
Legal Description (Attach if necessary): <i>(41-213-3102) - Part of NW 1/4 of SE 1/4 section 13, T133-R30</i> <i>(41-213-3104) - Part of sec 13 T133-R30</i>		
OWNER INFORMATION		
Name: <i>Eric Anderson CEO</i>	Business Name: <i>Natural Resource Management</i>	
Address: <i>P.O. Box 37</i>		
City: <i>Cross Lake MN 56442</i>	State: <i>MN</i>	Zip Code: <i>56442</i>
Telephone: <i>218-820-2782</i>	Fax:	E-mail: <i>eanderson.NRM@</i>
Contact: <i>Eric Anderson</i>	Title: <i>CEO</i> <small>Contractor</small>	
APPLICANT/DEVELOPER INFORMATION (if different from owner)		
Name: <i>Brad Busbey</i>	Business Name: <i>Anderson Brothers Construction</i>	
Address: <i>11325 Hwy 210 E</i>		
City: <i>Braintree</i>	State: <i>MN</i>	Zip Code: <i>56401</i>

Telephone: 218-820-3582 Fax: E-mail: bbusbey@andersonbrothers.com

Contact: Brad Busbey - Anderson Brothers Construction Title: Resource Manager

LOT/PRIMARY STRUCTURE CHARACTERISTICS

Lot depth x Lot width = Lot area
 (41-213-3102) - 488' x 764' = 8.7 acres
 (41-213-3104) - 484' x 740' = 8.2 acres

Owner when septic system installed _____ Year _____
 Date of last septic system inspection N/A
 Current Certificate of Sewer Compliance Provided
 Yes No

Size of current structure(s) (If more than one, identify by letter) N/A
 Actual foundation sizes N/A

Well Depth: Deep N/A, Shallow N/A
 Water frontage N/A feet
 Former Owner _____ Year sold _____

Elevation at building N/A ft Building height N/A ft Lake setback N/A ft

Minimum side yard N/A ft Road right-of-way dimensions N/A ft
 Surface of road N/A
 Jurisdiction - private / township / county / state (circle one)

DESCRIPTION OF PREVIOUS AUTHORIZATION

List all current and expired permits approved/issued by any governmental agency(i.e. CUPS, PUDS, Variances, DNR permits and other):
 NONE

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: Agricultural Pasture - NON Homestead Agricultural

Size of proposed structure(s) (If more than one, identify by letter) N/A
 Actual foundation size(s) N/A

Attach a complete foundation drawing to this application.

Identify proposed structure(s) as new, addition, or replacement
 N/A

Nature of Proposed Use: Gravel Extraction
 section 808 Extractive Use

Reason(s) to Approve Request: Proposed use is consistent with
surrounding extractive uses.

CODE REQUIREMENTS

Follow the MN State Building Code.
Follow the MN State Fire Code.
Contact:
E-mail: Pillagerareafire@scicable.com
Fax: 218-746-3646
Telephone: Greg Ringler, Fire Chief, 218-746-4577

APPLICATION FEES AND EXPENSES: By signing this application form, I agree that all fees and expenses incurred by the Township for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the Township may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted County/Township policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established County/Township review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the Township will notify the applicant within fifteen (15) days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the County/Township may be cause for denying this application.

The applicant hereby makes application for a development permit as specific above, and agrees to do all work in strict accordance with all Cass County and Sylvan Township, Minnesota ordinances. The applicant agrees that all plot plans, sketches, and specifications submitted herewith and which are approved by the Township shall become part of the permit. The applicant further agrees to grant permission to Sylvan Township or Cass County Environmental Services Department personnel to enter the applicant's premises at reasonable times during the application process and thereafter to make necessary inspections or to subsequently check for compliance with permit conditions or other applicable County or State ordinances.

THE APPLICANT UNDERSTANDS THAT IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO OBTAIN ALL OTHER FEDERAL, STATE, OR LOCAL AGENCY PERMITS WHICH MAY APPLY TO THE ABOVE DESCRIBED PROJECT.

Applicant: Burl Busby - Anderson Brothers Date: 8/7/05

Owner: [Signature] Date: 8/7/05

NOTE: Applications must be signed by all property owners. Applications only accepted with ALL required support documents and fees. See Development Application Checklist and SCO Ordinance.

SYLVAN COMMERCIAL ORDINANCE GENERAL BUSINESS APPLICATION



**SYLVAN TOWNSHIP
 COUNTY OF CASS
 STATE OF MINNESOTA
 12956 24th AVE SW
 PILLAGER, MN 56473
 Phone: 218/746-3652
 Fax: 218/746-3612**

For Office Use Only:

Received by: _____
 Fee Paid: _____
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 Date Received: _____
 Date Deemed Complete: _____
 Date On-Site Inspection Made _____
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TYPE OF APPLICATION		
<input type="checkbox"/> General Business Permit <input type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Interim Use Permit <input type="checkbox"/> Variance	Other _____	
PROPERTY INFORMATION		
Street Address: <i>2254 132nd ST SW, Pillager MN 56473</i>		
Property Identification Number (PIN#): <i>41-213-4001</i>		
Legal Description (Attach if necessary): <i>Part of SE 1/4 section 13 T. 133 - R 30</i>		
OWNER INFORMATION		
Name: <i>Steven Allen</i>		Business Name:
Address: <i>P.O. BOX 274</i>		
City: <i>Pillager MN 56473</i>	State: <i>MN</i>	Zip Code: <i>56473</i>
Telephone: <i>218-838-1784</i>	Fax:	E-mail:
Contact: <i>Steve Allen</i>		Title: <i>owner</i>
APPLICANT/DEVELOPER INFORMATION (if different from owner)		
Name: <i>Brad Busbey</i>		Business Name: <i>Anderson Brothers Construction</i>
Address: <i>11325 Hwy 210 E</i>		
City: <i>Brainerd</i>	State: <i>MN</i>	Zip Code: <i>56401</i>

Telephone: 218-820-3582	Fax:	E-mail: bbusbey@andersonbrntr.com
Contact: Brad Busbey	Title: Resource Manager	

LOT/PRIMARY STRUCTURE CHARACTERISTICS

Lot depth x Lot width = Lot area 484' x 474' = 8.4 acres		Owner when septic system installed	Year
		Date of last septic system inspection	N/A
		Current Certificate of Sewer Compliance Provided <input type="checkbox"/> Yes <input type="checkbox"/> No	
Size of current structure(s) (If more than one, identify by letter) N/A		Actual foundation sizes N/A	
Well Depth N/A	Deep - Shallow	Water frontage N/A feet	Former Owner Year sold
Elevation at building N/A	ft	Building height N/A	ft
Minimum side yard N/A		Road right-of-way dimensions N/A	ft
		Surface of road N/A	ft
Jurisdiction - private / township / county / state (circle one)			

DESCRIPTION OF PREVIOUS AUTHORIZATION

List all current and expired permits approved/issued by any governmental agency(i.e. CUPS, PUDS, Variances, DNR permits and other):

NONE

DESCRIPTION OF REQUEST (attach additional information if needed)

Existing Use of Property: Agricultural Pasture
NON Homestead Agricultural

Size of proposed structure(s) (If more than one, identify by letter) N/A	Actual foundation size(s) N/A
Attach a complete foundation drawing to this application.	

Identify proposed structure(s) as new, addition, or replacement

N/A

Nature of Proposed Use: gravel extraction

ordinance section .808. Extractive use

Reason(s) to Approve Request: *Proposed use is consistent with surrounding extractive uses.*

CODE REQUIREMENTS

Follow the MN State Building Code.
Follow the MN State Fire Code.
Contact:
E-mail: Pillagerareafire@scicable.com
Fax: 218-746-3646
Telephone: Greg Ringler, Fire Chief, 218-746-4577

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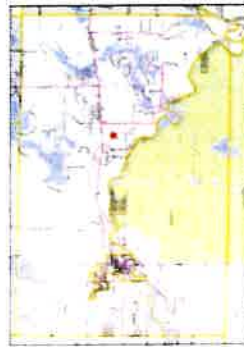
Applicant: *Brent Bruff - Anderson Brothers* Date: *8/7/25*

Owner: *Sh. J. Bell* Date: *8/7/25*

NOTE: Applications must be signed by all property owners. Applications only accepted with ALL required support documents and fees. See Development Application Checklist and SCO Ordinance.

Root South

Existing Conditions Map A



Legend

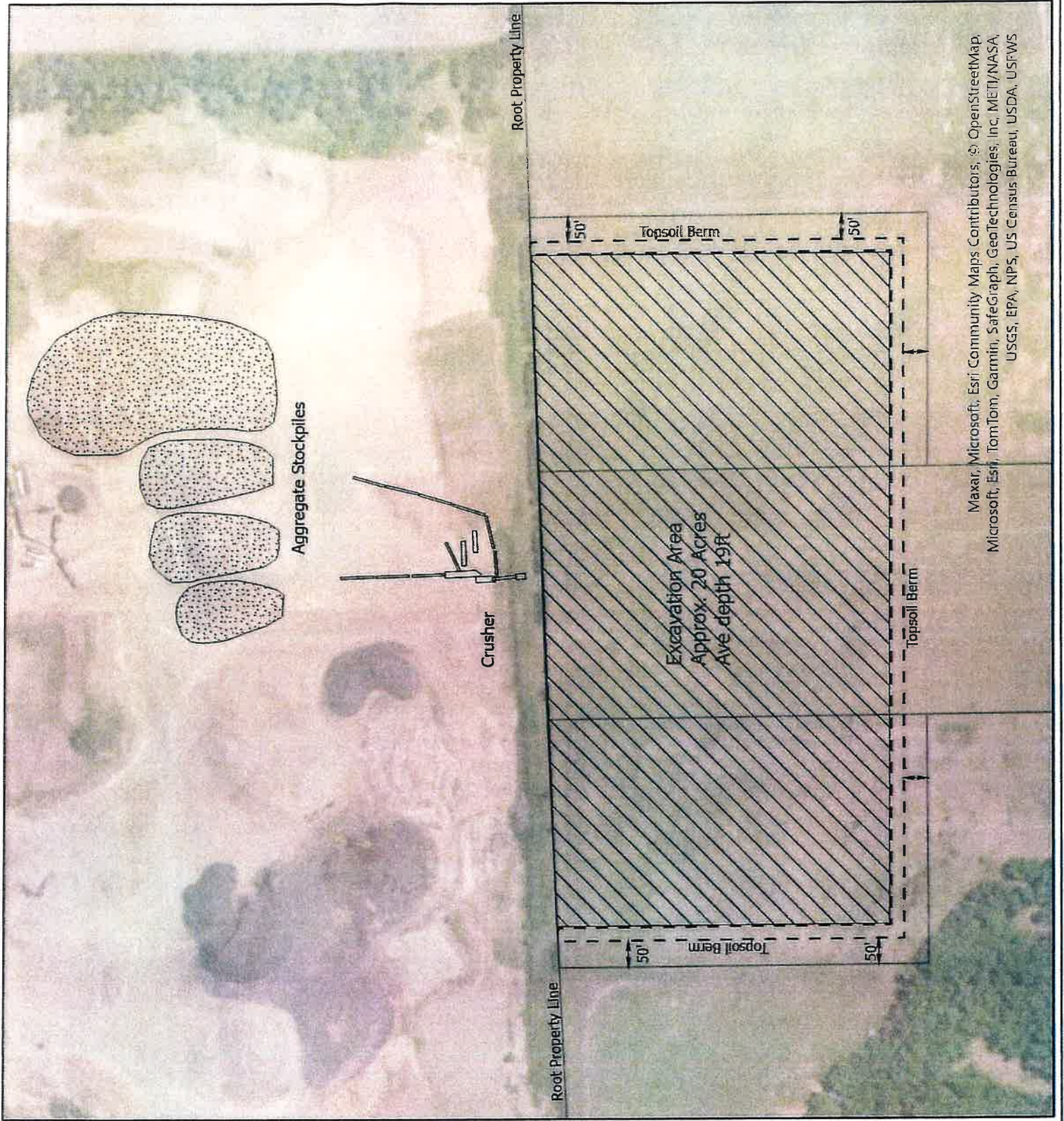
- Excavation_Area
- Property_Lines
- 2' Contours

0 230 460 920 Feet

Maxar, Microsoft, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NAEA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Root South

Operations Map B



Legend

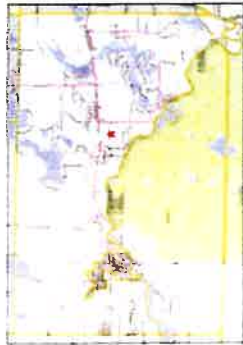
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- - - Setback
- - - Topsoil_Berm
- ▨ Excavation_Area
- ▤ Aggregate_Stockpiles
- Crusher



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Root South

Restoration Map C



Existing Root Pit

Excavation area floor seeding mix
Mindot 25-141 or similar mix
seeding rate 60lbs/acres

Slope seeding mix Mindot 25-121 or similar mix
seeding rate 100lbs/acres

Legend

- Contour_Line
- Property_Lines
- Floor_Seeding
- Slope_Seeding

0 115 230 460 Feet



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