

## **City moves ahead with Holly Park sand mine (11-11-20)**

Plans are moving forward for the Holly Park sand mine that is scheduled to begin mining operations in 2021.

The sand pit, which will be used for sand mining, will occupy the property along the north side of West Holly Boulevard. It is to be addressed as 1200 W. Holly Blvd.

The plan for the sand pit was drawn up by Willadsen Lund Engineering Corporation and includes overhead power, paved pit access, a farm driveway access and six to eight inch-earthen screening berms with coniferous trees. Berms are raised mounds of earth that are beneficial in abating noise, providing visual screening for privacy and redirecting water flow and wind patterns.

Eric Willadsen of Willadsen Lund Engineering submitted a conditional use application on Sept. 10 to use the site as a sand mining operation. Per city ordinance, a conditional use is required to operate a quarry in a heavy industrial-zoned district. After discussion on installing turn lanes, a possible traffic study, access to the location, screening, fencing, noise concerns, refurbishment of the land and hours of operation (7 a.m. to 7 p.m.), the conditional use was approved by the commission on Nov. 5.

In order to be approved as a conditional use, the quarry must be located at least 1,000 feet from commercial or residential lots, according to code of ordinance 15-11-3.

Prior to the conditional use, the commission also approved the rezoning of the property from National Resources Conservation (NRC) to Heavy Industrial (HI) on Oct. 15, while the second reading of the rezoning ordinance was approved on Nov. 2.

The code of ordinances has regulations for HI districts and their uses.

"This district is intended to provide for general industrial uses that may create some nuisance and that are not properly associated with, nor compatible with, residential, office, or commercial establishment. All uses in this district shall comply with any state or local regulations regarding noise, emissions, dust, odor, glare, vibration, or heat when applicable," code 15-11-1 says.

Great Bear Sand & Gravel, LLC is the parent mining company, and they estimate that the mining will take place over the next seven to 10 years, after which the plan is to develop the property for residential and commercial uses.

City Engineer Tami Jansma said she believes the company will start moving dirt in spring 2021. Jansma also said that she doesn't feel that residents near the area will experience much disruption.

"It is assumed that there will be approximately 50 trucks per day," Jansma said. "That said, this is a truck route already, and trucks will be coming from the west along Rice/Holly and will also be leaving that direction so I don't feel that there will be a large, noticeable increase. They do plan to pave a portion of their roadway and will control dust the best way they can. The most noise that residents can expect is hearing the backup beeping noise."

In addition to eventual residential development, Jansma said sales tax revenue from the sand mining operation will be of benefit to Brandon.

“The owner is a well-respected contractor in the area and plans to make this area a nice development when the mining is completed,” she said.