

Buffalo Bituminous Inc.
Buffalo, Minnesota

City Council
City of Greenfield
Box 418
Rockford, Minnesota 55373

ATTENTION: Mr. David Wilde, Clerk-Treasurer

RE: Your Letter of July 17, 1980
Our Application of October 3, 1980
Aggregate Mining & Hauling Permit--Signed October 8, 1980
Loucks & Associates Review of October 18, 1980
Our Letter of October 21, 1980

Gentlemen:

In the course of prior correspondence and in appearances before the Planning Commission in August and October, it has become clear that the City wishes to address the issue of Zoning for Conditional Use prior to extending the Aggregate Mining & Hauling Permit to additional land areas.

The Giese Crow River pit was opened by Greenwood Township in the 1950's and by Anderson Bros. from about 1962 to 1970. Subsequently, Crow River Aggregates operated the pit from 1970 until 1980. Buffalo Bituminous Inc. has been mining gravel and operating a commercial asphalt plant in the Giese Crow River Pit continuously since 1972. Gravel has been mined from the adjacent Duane Biese property and processed on the Giese property since 1976. This operation has been governed by an Aggregate Mining and Hauling Permit renewed annually for many years. The City of Greenfield has in 1980 adopted a Conditional Use Permit Zoning Ordinance which we understand is to govern non-conforming land use. Since mining of the Giese Crow River gravel deposit was initiated prior to adoption of the Zoning Ordinance, and because it has been mined annually ever since, it is a "Pre-existing Non-conforming Use." As such, it needs no Zoning Amendment, nor a Conditional Use Permit. However, an Aggregate Mining & Hauling Permit is required.

It is our desire and intention to continue commercial aggregate and asphalt production. We intend to demonstrate to the City of Greenfield that we have a sound plan of operation which conforms to the spirit of the City's Ordinance.

We hereby revise our application to that of Conditional Use Permit and request that the City designate the proposed mining area as a gravel pit. Further, we request that the City amend our current Aggregate Mining and Hauling Permit as appropriate to those areas. The details of our application are set forth in the attached application and map.

We have also attached copies of all the prior correspondence. This is for informational purposes only, so that all persons concerned will have a complete record of the proceedings.

Sincerely,


Leon J. Kelzenberg

cc: Mr. Tom Loucks, Loucks & ASSoc
City Council Members
City Planning Commission Members
Mr. Jeff Carson, Atty.
Mr. Bruce Douglas, Atty