

Harter's Recycling Transfer

Harter's Disposal of MN

1/10/2025

Overview

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Introduction

Harter's Disposal of MN



- Local, family-owned trash and recycling hauling company
- We offer residential, commercial, and temporary dumpster services
- Started servicing Olmsted County in May, 2023

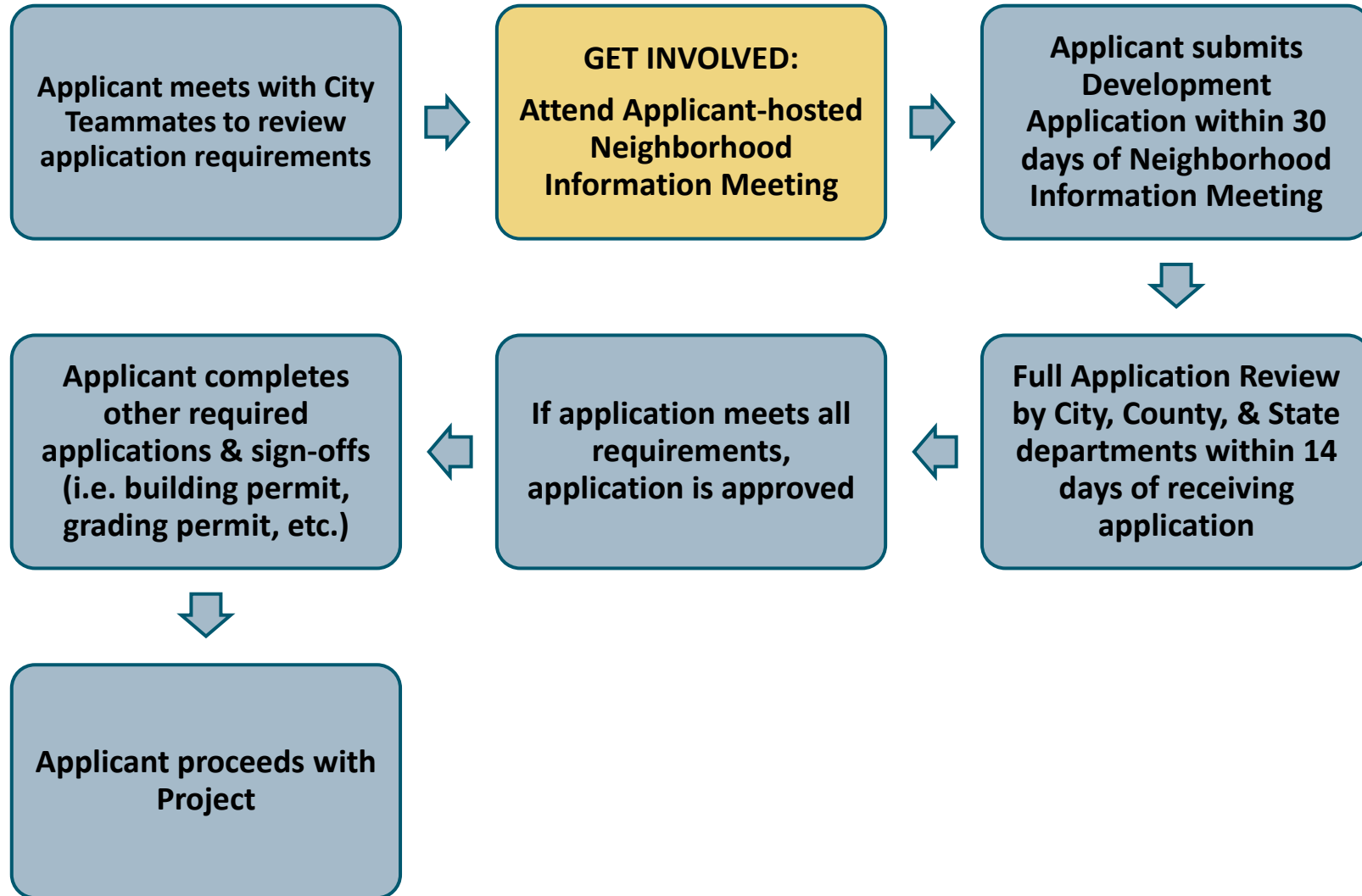
About our Project

Harter's is planning on building a recycling transfer station.

Recycling Process

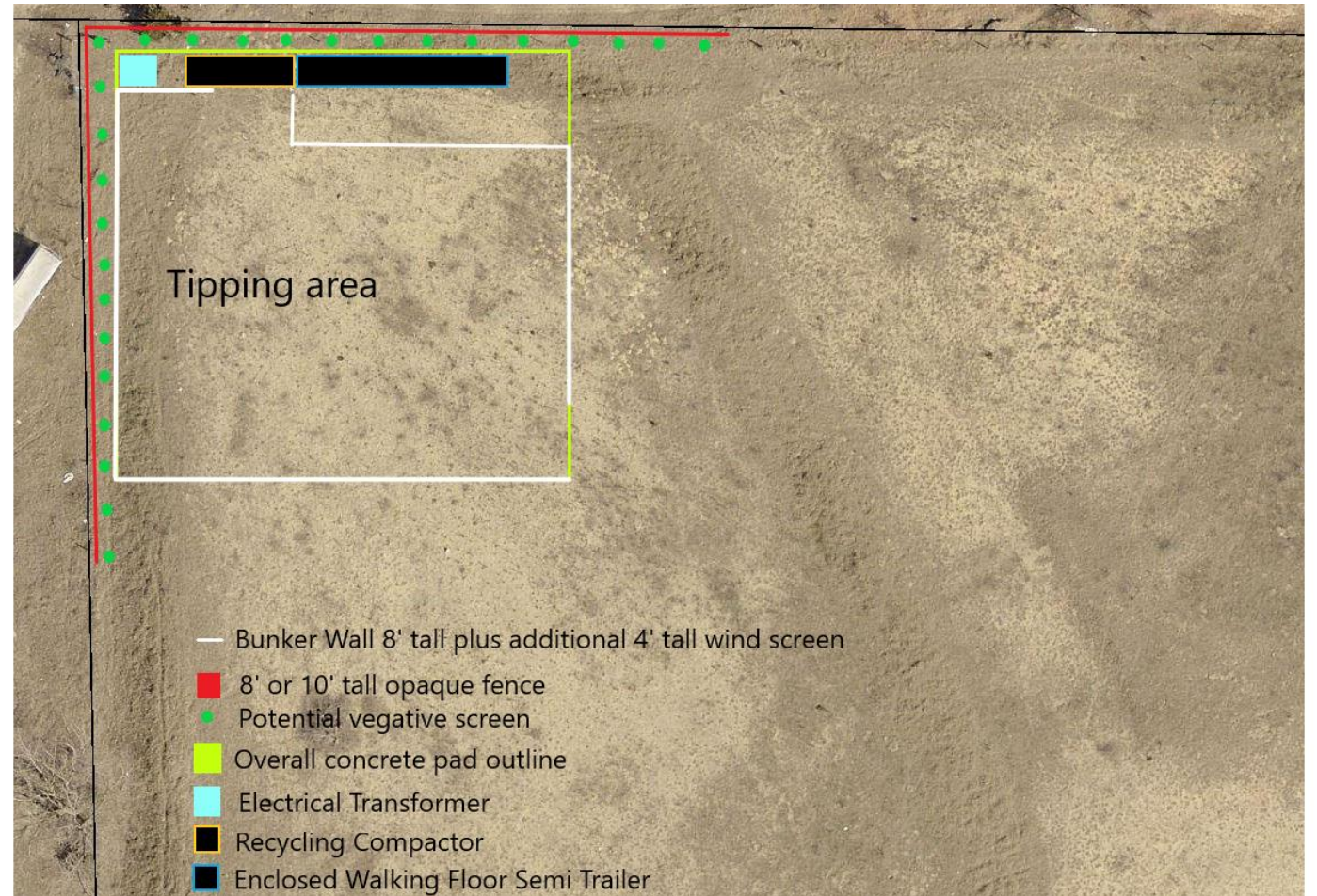
1. Recycling trucks will unload on our tipping area
2. Recycling will be loaded into the compactor and pushed into our trailer
3. Trailer will be hauled to Green Circle Recycling in La Crosse, WI

The Application Process



Site Plan

This is our general site plan showing a broad overview of our proposed recycling transfer station area



Landscape Plan

Fence will be installed close to the property line. Vegetation will be planted near the fencing.

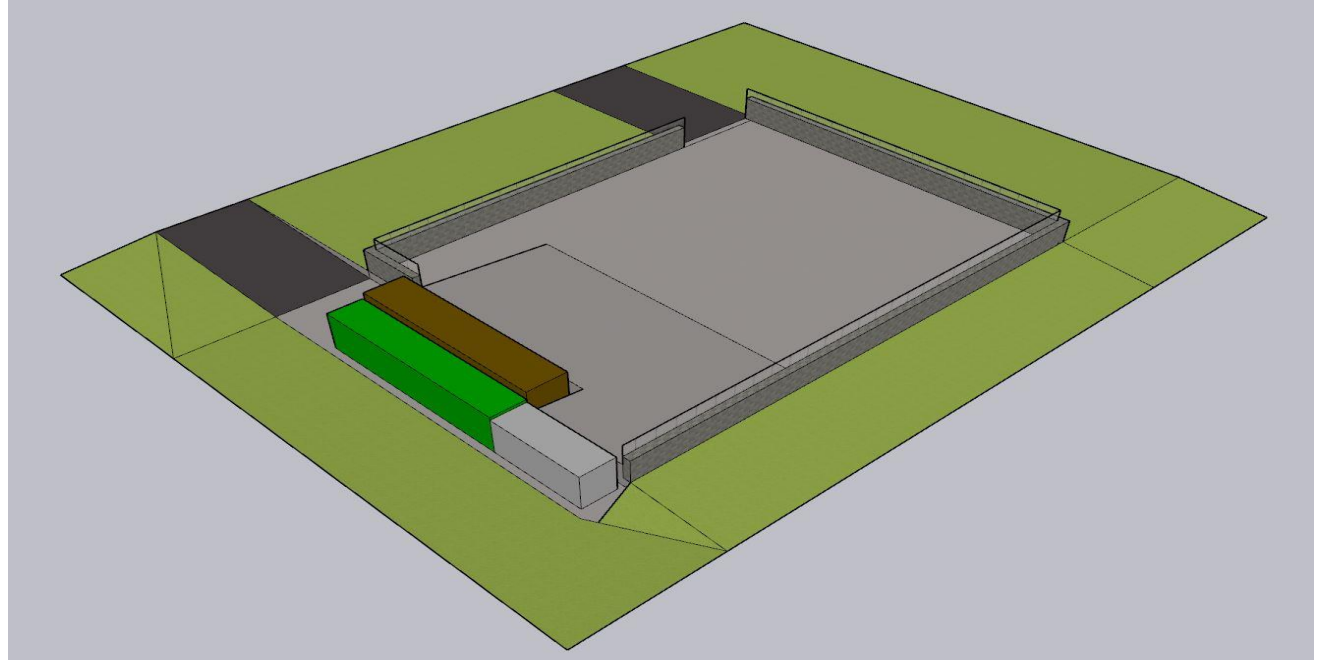
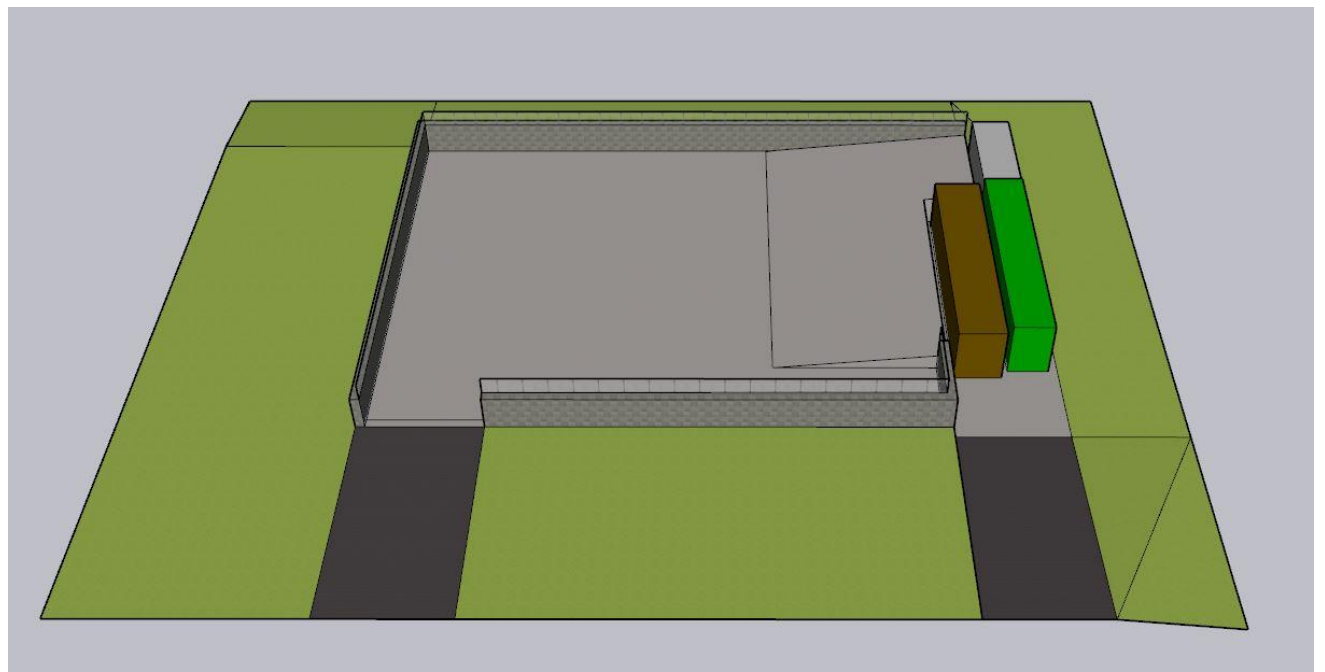
Minimum planting requirement

- 3 canopy trees
- 4 understory trees
- 3 deciduous or evergreen shrubs



Building Elevation

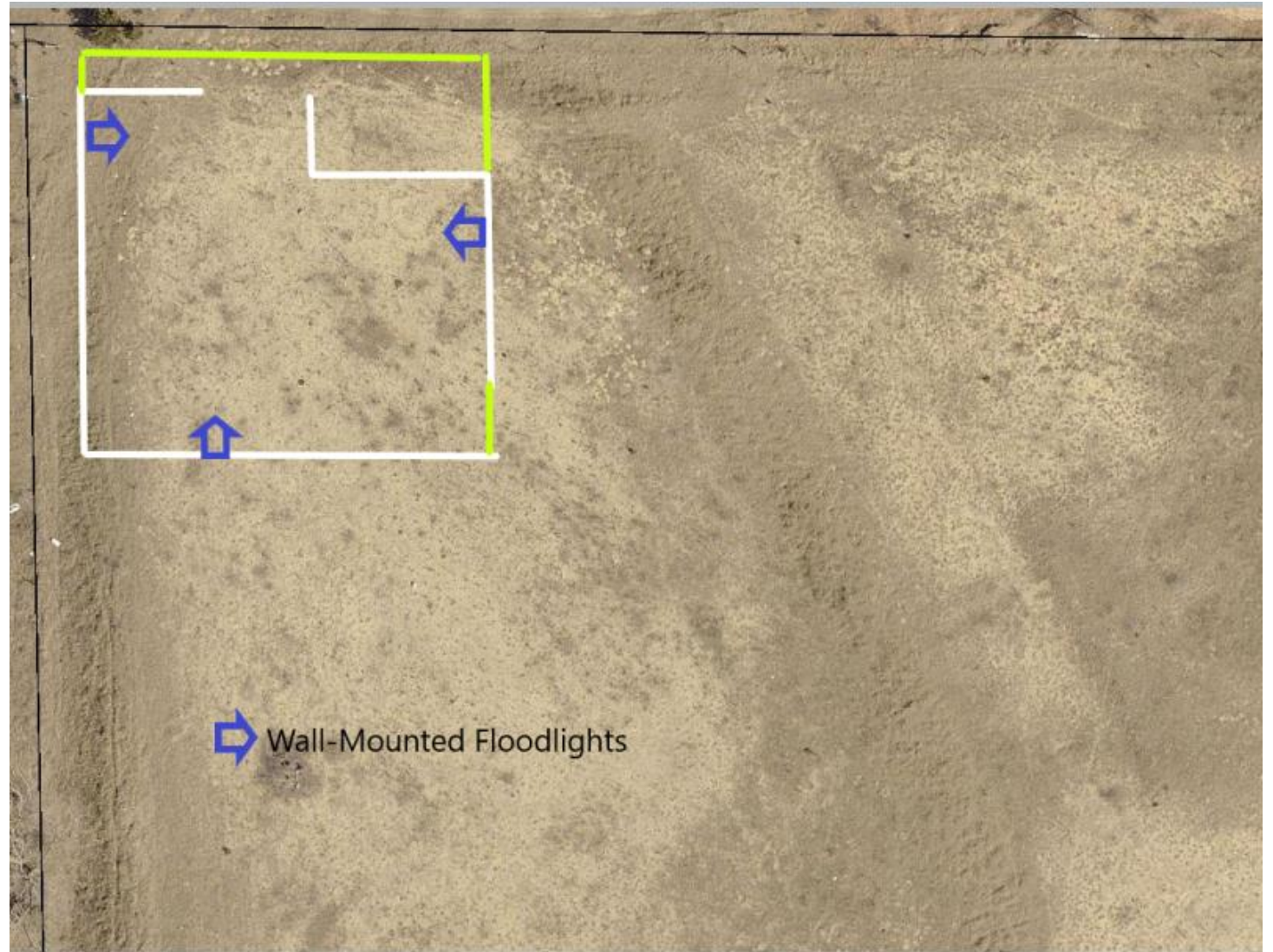
Bunker wall = 8' tall w/ additional 4' tall wind screen



Photometric Plan

Wall-mounted floodlights will be placed no higher than 8 ft.

Cutoff on lights will be less than 90° .



Traffic Impacts

- Minimal amount of traffic impact
- Granted exemption from conducting a Traffic Impact Analysis

TRAFFIC IMPACT REPORT (TIR) DETERMINATION

A Traffic Impact Report (TIR) Determination, which identifies whether a TIR is required for a land development project, must be submitted with all Land Development Applications (except for Zoning Certificates and Grading Permits). Forms are reviewed by the City or County Engineer.

Related Ordinances:

- Unified Development Code, Section 60.500.030b
- Olmsted County Access Management Ordinance, Section 7.04 (for projects fronting or taking access on a roadway under the jurisdiction of Olmsted County)

I. TRAFFIC IMPACT REPORT DETERMINATION

Type of Study	Rezoning Traffic Analysis	Traffic Analysis Report	Traffic Design Analysis
Applicability	• Comprehensive Plan Adoption • Rezoning	• General Development Plan (GDP) • Conditional Use Permit (CUP) • Land Subdivision Permits • Site Development Plan (SDP)	• General Development Plan (GDP) • Conditional Use Permit (CUP) • Land Subdivision Permits • Site Development Plan (SDP)
Check which potential thresholds will apply	Proposed Development will: ☐ Generate 100 or more directional peak hour trips than most intensive use under existing zoning ☐ Generate 1000 or more trips per day than most intensive use under existing zoning ☐ Involve LUP amendment involving >1 acre which would permit uses generating higher traffic ☐ Involve rezoning to MX-G, LI, or SI > 3.5 acres ☐ Involve rezoning to BP > 7 acres	Proposed Development will: ☐ Involve a land use with an average daily trip generation rate of 125 trips per acre of greater which will generate a minimum of 750 trips based on size of development ☐ Concentrate 1500 or more daily trips through a single access point ☐ Will utilize an at-grade access onto an existing or proposed freeway or expressway ☐ Occur on property zoned MX-G, LI, or SI > 3.5 acres ☐ Occur on property zoned BP > 7 acres	☐ A TIR is not required for the development but potential design questions which exist which need engineering evaluation ☐ A TIR was done at an earlier stage of the development approval process, but a review should be conducted to update design information based on refined layout plans

Name/Title of Proposed Development: Harter's Recycling Transfer Facility - Marion Rd SE

TIR Determination Fee (\$320) required?	☐ Yes	☒ No		
TIR Determination:	☐ Rezoning Analysis	☐ Traffic Impact Report	☐ Design Analysis	☒ Exempt
If exempt, explain:	☒ Below Threshold	☐ Previous Study	☐ Limited Impact	☐ Exempt Development

 12/11/24
Signature / City Engineer

 Digitally signed by Benjamin Johnson
Date: 2024.12.11 10:27:45 -06'00'
Signature (if applicable) / County Public Works Director

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).