

Harter's Disposal of MN

Presentation by Mark Welch / G-Cubed Inc. on behalf of Harter's

February 17th, 2026 5:00 PM

2450 Marion Road SE, Rochester, MN 55904 – First Floor

Overview

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- The Application Process
- Exhibits:
 - Site Plan
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 - Building Elevation
 - Photometric Plan
- Traffic Impacts
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief



Mathias Harter – Harter's Disposal of MN



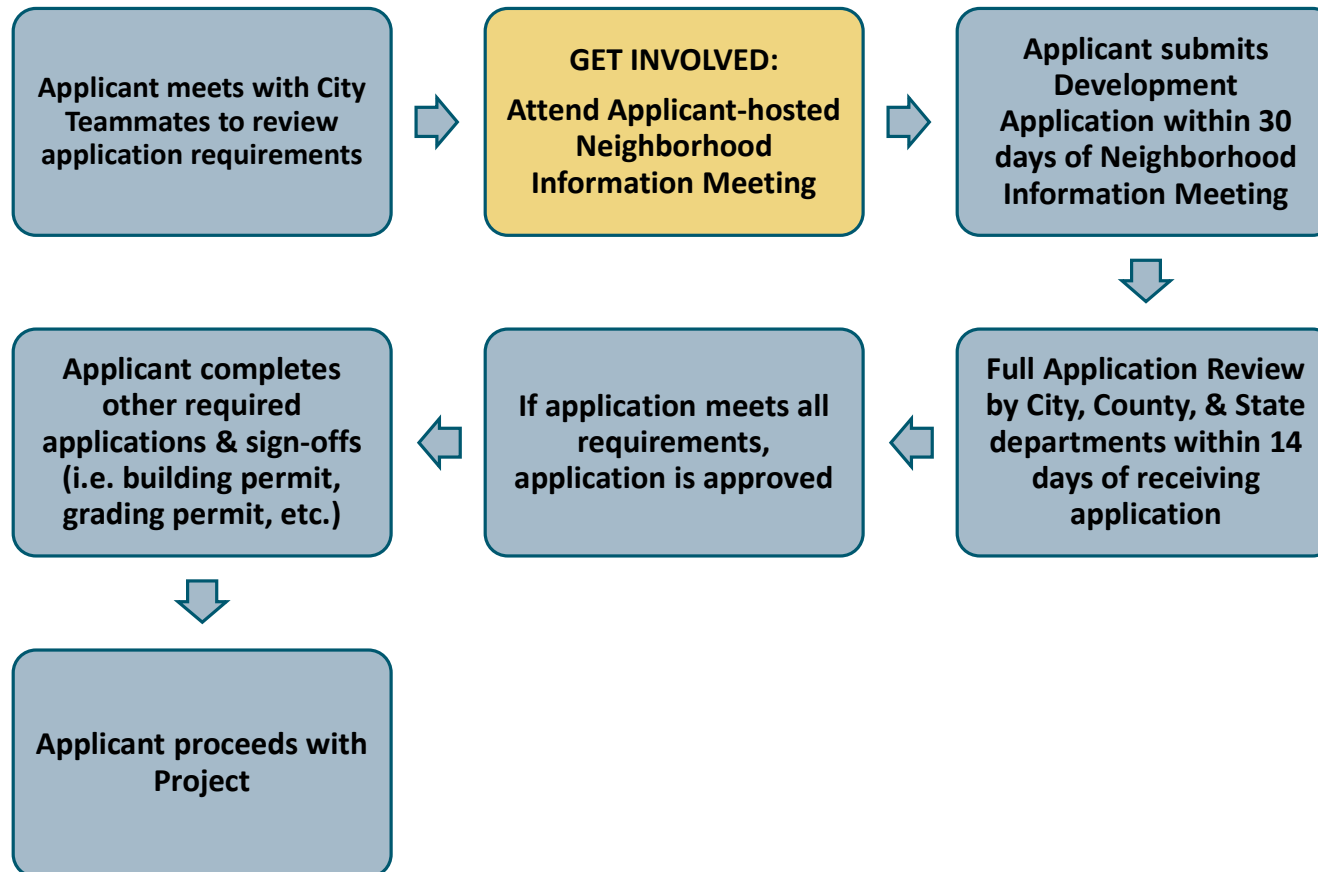
About our Project

Location: 2450 Marion Road SE, Rochester, MN 55904

Proposal: Improvements to the access off Marion Road, construction of an access drive to a new 11,000 sq ft enclosure for tipping, sorting, compacting and haul off of recycled materials. Site improvements include parking/storage, a scale and onsite stormwater treatment facilities. A future shop is depicted for long term planning/expansion.

The property is currently zoned L1 – Light Industrial

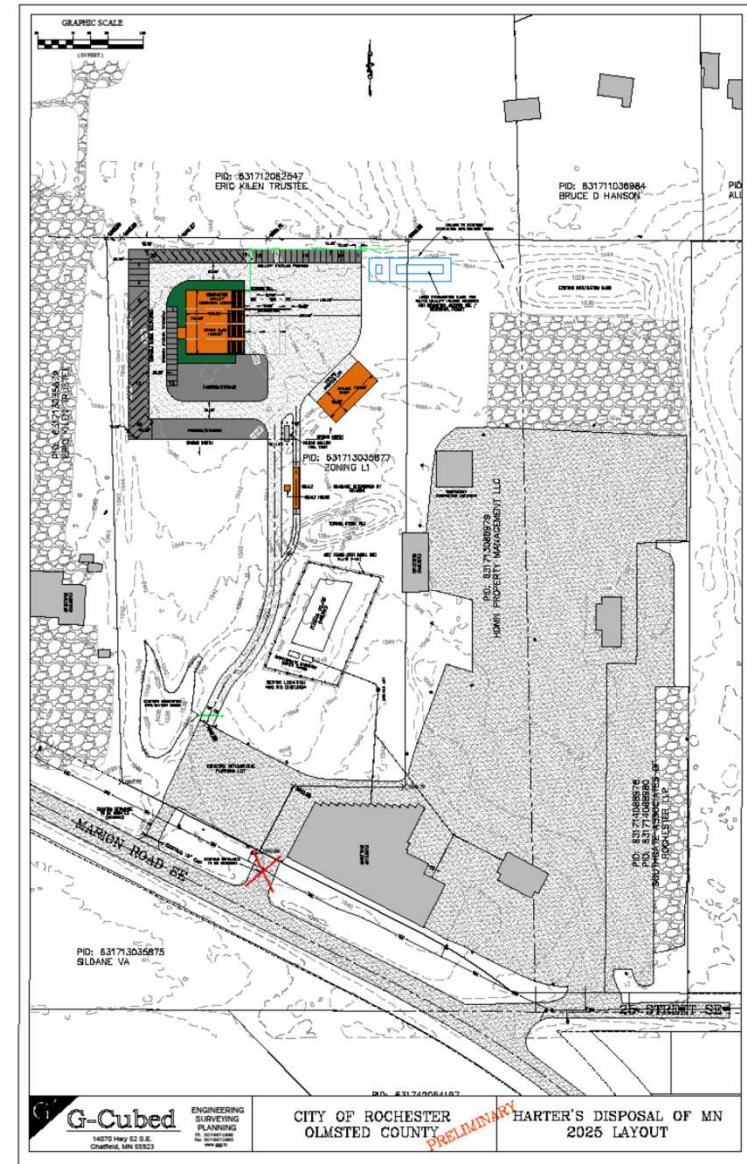
The Application Process



Site Plan

Currently Zoned: L1 Light Industrial

Table 200.03-15 LI Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	None
	Lot Width	None
Building Setbacks (Minimum in feet)		
A	Front	25
B	Interior Side	None
	Street Side	12
	Minimum Sum of Interior Side Yards	None
C	Rear	10 [1]
Building/Structure Height (Maximum in feet)		
D	Primary Structure	40 [1]
E	Accessory Structure	None [2]
NOTES [1] Rear Yard may be reduced to 0 feet when abutting a railroad. [2] If within 100 feet of an Agricultural and Residential District, then 50 feet maximum height for accessory structures.		



Landscape Plan

- For LI Zoning, there is a minimum standard of: 3 canopy trees; 4 understory trees; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet apart on center.
- Boulevard Trees: 1 tree / 35 LF frontage = 8 required.
- Landscape Plantings:
 - 3 Canopy
 - 4 Understory
 - 27 Shrubs
- Frontage 265 LF

Table 400.06-1 Minimum Planting Requirements

Zoning District	Minimum Planting Requirement
	3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
R4	2 canopy trees; and 2 understory trees, and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-N	1 canopy tree, 1 Understory tree, and 6 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
MX-S, MX-C, and MX-G	1 canopy tree; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
BP, LI, and SI	3 canopy trees; and 4 understory trees; and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center [1]
Notes [1] Shrubs must meet the 3-foot minimum height requirement within two years of planting.	

Building Elevation Transfer Station

HARTER'S DISPOSAL
NEW TRANSFER STATION

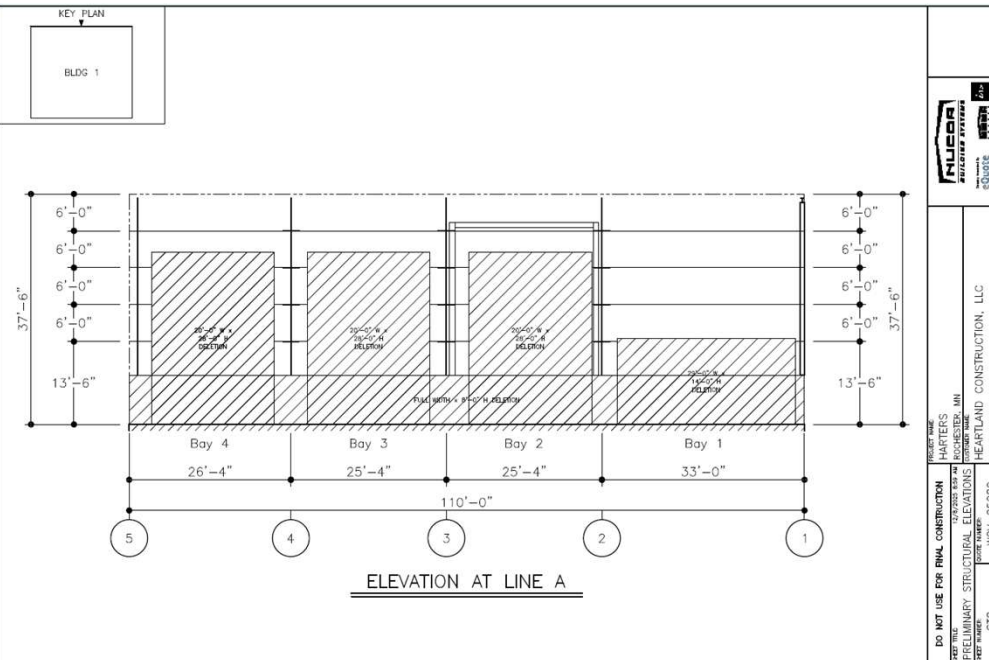
EXTERIOR ELEVATIONS



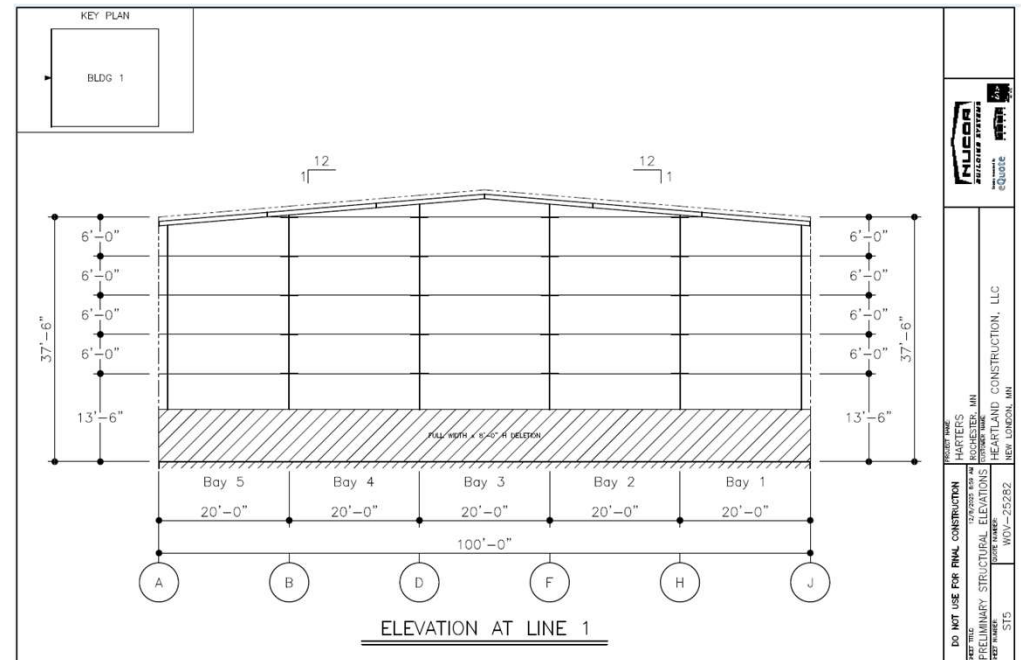
**BETTER
DESIGN**

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Building Elevation Transfer Station

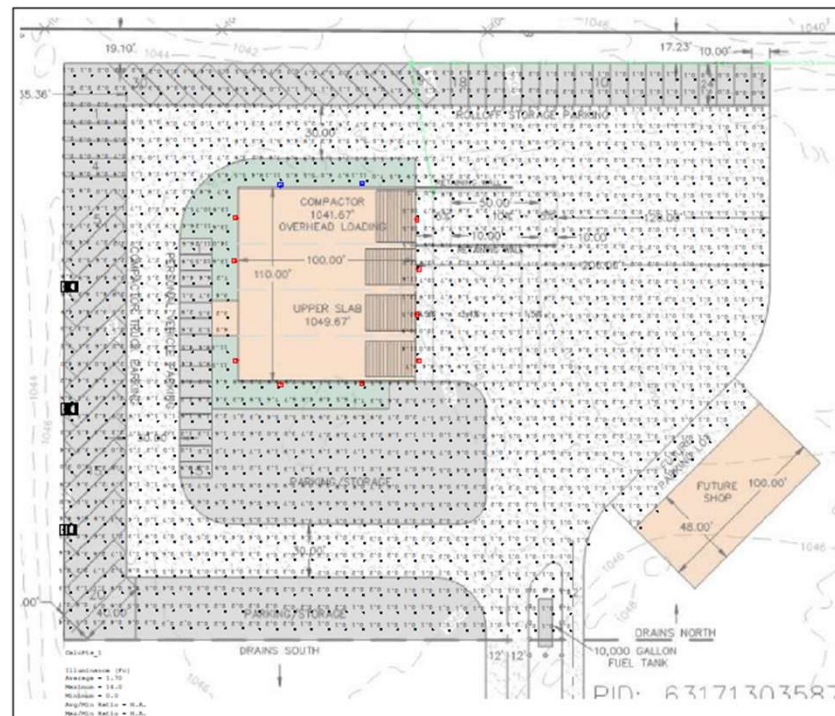


Garage opening facing east



Building Side facing north/south

Photometric Plan



HARTERS DISPOSAL OF MN

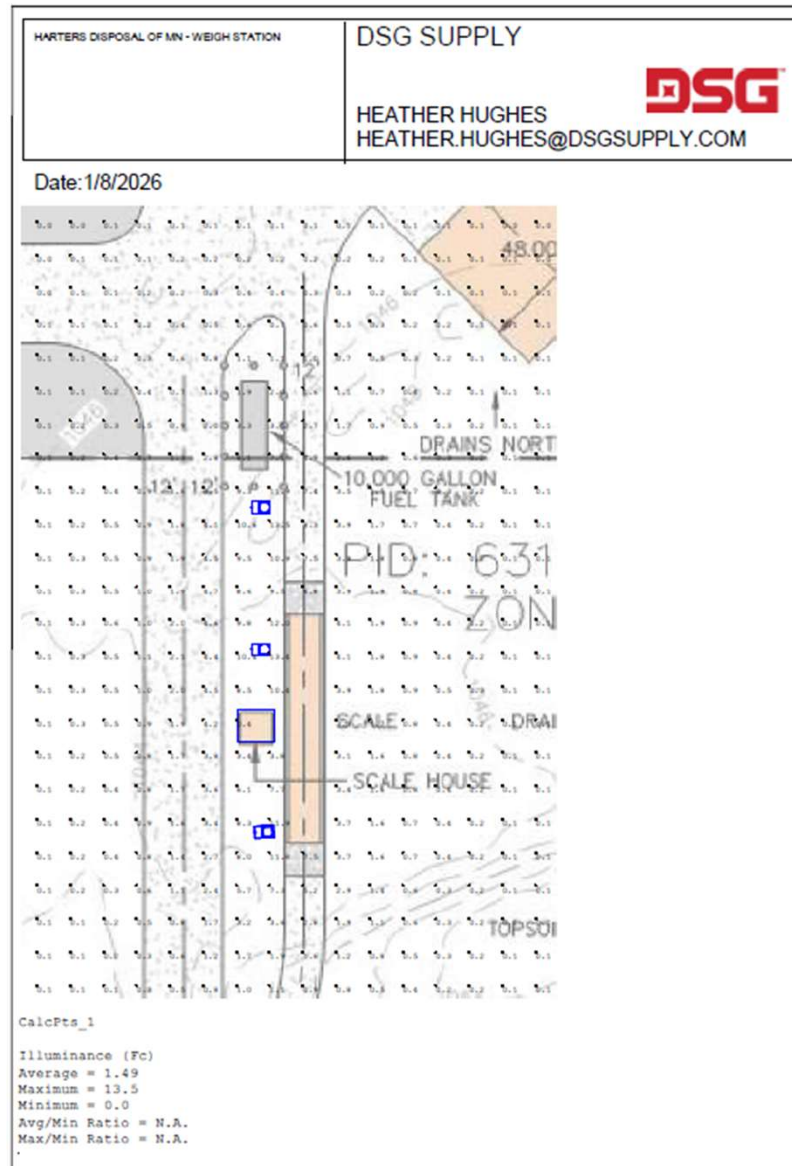
DSG SUPPLY

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Date: 1/8/2026

Photometric Plan



Traffic Impacts

The primary access for the transfer station will be the westerly existing access onsite off of Marion Road. The existing easterly access onsite will be removed to satisfy city and county's request. It is requested to widen the existing westerly access for adequate vehicle circulation.

Harter's currently have 10 trucks which could double with permitting for construction material recycling and increase in market share of their business. Trucks enter and leave the site at varied times of the day as workers shifts are staggered so there is not onsite congestion. Recyclables are dumped, loaded and compacted on average less than two times a day from their garbage trucks. Semis filled with compacted recyclables leave the site on average once a day. At occupancy, the following number of trips into the Marion Road entrance are expected.

10 employees = 20 trips

10 trucks x 2 (trip in and out) x 2 dumps per day = 40 trips

Semi loading = 2 trips

Management visits/parts runs/lunch breaks = 16 trips

Sum at occupancy = 78 trips per day

With company growth, this number could double to average 150 trips per day.

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).