

NEW BUSINESS – DISCUSSION

Applicant: Nathan Walberg

Agenda Item: 7 (a)

Background Information: The draft Minutes from the October 17 discussion are included as Agenda Item 8. The CUP Condition being discussed is:

1. A floor drain/sediment trap shall be installed in the auto repair area in accordance with MDH's best management practices. The floor drain shall be connected to a holding tank and pumped regularly. The holding tank system shall be designed by a licensed SSTS designer or licensed plumber. A copy of a maintenance/pumping contract shall be submitted to the city. The floor drain/holding tank system shall be installed by August 30, 2019.

Below are comments from the draft Minutes:

- Chair Hallan stated he would need to research the Plumbing Code to see if floor drains are required or recommended for auto repair shops;
- Chair Hallan stated he would research the MPCA requirements of the LUG requiring a grease trap;
- Chair Hallan requested Mr. Walberg provide the information he has received to the City regarding the EPA and the absorbents he uses;
- Bittner noted there was information from the MPCA included in the CUP file; MDH may have mistakenly been included in the CUP Conditions rather than MPCA.

Staff provides information obtained from the EPA regarding Oil/Water Separators and the MPCA regarding Floor Drains, Separators and Traps, and Holding Tanks.

Mr. Walberg submitted a letter of explanation and a letter from the MPCA.



4638 MAIN STREET • PEQUOT LAKES, MN 56472 • (218) 568-5222 • FAX: (218) 568-5860 • www.pequotlakes-mn.gov

October 30, 2019

Nathan Walberg
29349 Patriot Avenue
Pequot Lakes, MN 56472

Dear Mr. Walberg:

You are receiving this letter as a reminder that Chair Hallan asked you to provide the information you have received regarding the EPA and the absorbents you use to the City. The Planning Commission plans to discuss the MPCA requirements and the Plumbing Code regarding the floor drain at their November 21 meeting. Please provide your information to me by **Friday, November 8, 2019 at 3:30 PM.** I will include your information in the Planning Commission Packets.

If you have any questions, please feel free to contact me at 218-568-6699 or at dbittner@pequotlakes-mn.gov.

Sincerely,

Dawn Bittner
Zoning Specialist

C: Planning Commission

**BUDGET AUTO
29349 PATRIOT AVE
PEQUOT LAKES, MN 56472
(218) 851-1101**

November 8, 2019

City of Pequot Lakes
City Hall
Pequot Lakes, MN 56472

Dear Planning Commission:

This is in response to your recent letter regarding my request to waive the requirement for a floor drain.

As you are aware, I do not have any running water or a sewer in my repair shop. I have a dry shop. I also have in-floor heat in the building.

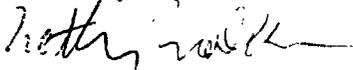
After consulting with area plumbers, I have been told that it is impossible to install a floor drain in a building with in-floor heating. Zach Abraham, plumber with Abe's Plumbing, informed me there are no requirements in the city plumbing code for a floor drain in my shop. He also consulted with Schrupp Excavating and they wondered why I would want to put a floor drain in when it isn't necessary in a dry shop.

I have contacted the Minnesota Department of Health for their best practices for auto repair shops and found that there is no requirement for an auto repair shop to have a floor drain.

I am also enclosing a letter from Joe Sabin, environmental specialist with the Minnesota Pollution Control Agency, confirming that I am handling wastes in a proper manner by using absorbent and properly disposing of it. The MPCA also told me that they have no requirements that an auto garage have a floor drain.

If you require any further information, please contact me.

Sincerely,



Nathan Walberg

Enclosure



520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300
800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

August 30, 2019

Nathan Walberg
Budget Auto
29317 State Hwy 371
Pequot Lakes, MN 56472

RE: MPCA Hazardous Waste Compliance Evaluation Inspection

Dear Mr. Walberg:

This letter acknowledges that staff from the Minnesota Pollution Control Agency (MPCA) conducted a Compliance Evaluation Inspection (inspection) of Budget Auto (Regulated Party) on July 9, 2019. The inspection was related to a July 1, 2019 complaint that alleged the Regulated Party was storing vehicles that were leaking used oil onto the ground and also stated that the Regulated Party was changing vehicle oil in the gravel driveway.

During the inspection, the Regulated Party explained that they buy and sell the used vehicles that are parked on the lot and service them if needed before resale. However, they service the vehicles in the rear garage where they capture used oil in 5 gallon containers. The used oil is disposed of at Pequot Lakes Recycling Center. The Regulated Party stated that they had a spill kit with sawdust on site to use as an absorbent in the event of a used oil spill. MPCA staff did not observe any vehicles on the lot leaking fluids or ground staining beneath vehicles at the time of the inspection.

Please be aware, this letter does not preclude the MPCA from taking further action based on non-compliance identified as a result of the inspection.

If you have any questions about the inspection or this letter, please contact Joseph Saba at 218-846-8116, joseph.saba@state.mn.us, or at the address listed above.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Joe Saba'.

This document has been electronically signed.

Joe Saba
Environmental Specialist
Industrial Division

JS:se

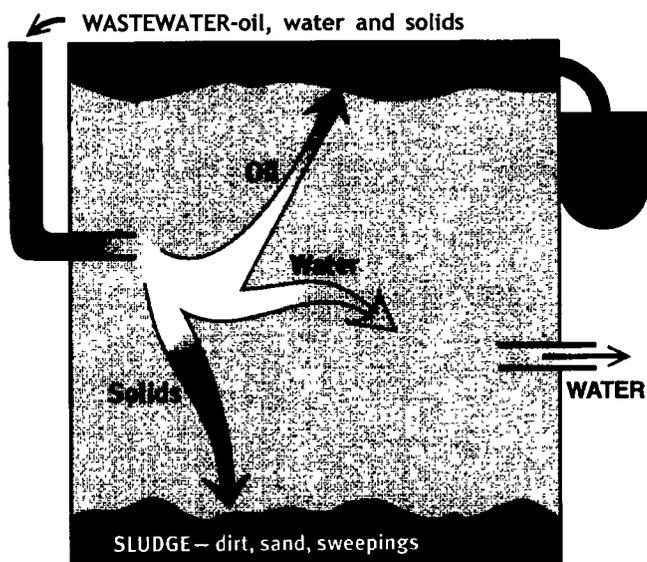
cc: John Elling, MPCA
Brian Gove, MPCA
Activity ID INS20190001 @ 217822



OIL/WATER SEPARATORS

Best Environmental Practices for Auto Repair and Fleet Maintenance • November 1999

Simplified diagram of OWS operation



Heavier or Lighter Than Water? OWSs treat vehicle and floor wash water by allowing substances lighter than water to float and substances heavier than water to sink. Many OWSs also have baffles, coalescers, and oil skimmers to speed-up or enhance separation of these substances.

Why be concerned about oil/water separators?

Oil/water separators (OWS) can be costly to maintain, and if not properly managed, can pollute surface and ground water, and lead to costly violations. Have you taken steps to minimize the effects of your OWS on your budget and the environment? This fact sheet discusses the basic operation of OWSs in handling vehicle and floor wash water, and techniques to improve OWS performance and reduce costs and liabilities. To make sure your OWS works properly, remember:

Eliminate contaminants: Don't rely on the OWS to handle wash water from fuel, coolant, solvent, oil, or paint spills. Instead, clean up spills when and where they occur with dry methods (see the *Floor Cleanup* fact sheet).

Wash without detergents: Emulsifying cleaning compounds disperse oil in wash water and make OWSs ineffective-oil passes right through to the sewer. High pressure water or non-emulsifying cleaners are sufficient for most cleaning applications.

Minimize Loading: Minimize the amount of solids and oils that enter your OWS. The less solids and oils that reach the OWS, the less frequently sludge and floating oil must be removed from the OWS and the better it will work. Also, minimize the amount of wash water reaching the OWS. Excessive water flow can flood an OWS, forcing wastewater through it too fast to allow separation; the result: oil and other contaminants pass right through to the sewer. *OWSs should not be used to treat storm water runoff.*

TROUBLE SITUATIONS	POTENTIAL IMPACT	REMEDY
Chemicals and spills reach OWS	<ul style="list-style-type: none"> • Sewer discharge violation • Sludge requires disposal as hazardous waste 	<ul style="list-style-type: none"> • Eliminate floor drains from shop • Clean up spills when and where they occur • Use dry cleanup techniques in shop
Sludge builds up in OWS	<ul style="list-style-type: none"> • OWS is less effective because solids have less time to settle 	<ul style="list-style-type: none"> • Eliminate storm water flow into the OWS using berms or curbs • Install additional grates and screens on drains • Use sloping pavement and sediment traps around drains
Excessive floating oil accumulates in OWS	<ul style="list-style-type: none"> • Oil discharged to sewer during high flow periods 	<ul style="list-style-type: none"> • Pump out accumulated oil on a regular schedule • Use oil-only absorbent pads to remove and recycle oil • Use high-pressure, low-volume sprays for vehicle washing
Detergents reach OWS	<ul style="list-style-type: none"> • Oil is emulsified and flows out of OWS to sewer 	<ul style="list-style-type: none"> • Do not use oil-emulsifying cleaning solutions (detergents) • Wash vehicles and engines less often

How do I keep oil and solids out?

Filter filter filter. The best way to reduce OWS sludge is to keep solids out of vehicle and floor wash water. Install progressively finer grates and screens over the drains to the OWS inlet in order to maximize solids separation:

- Begin with steel bars spaced 3/4 to 1-inch apart at the OWS drain inlet
- Add sequentially finer grates and screens (3/4 and 1/4-inch screens or 1/4-inch expanded steel mesh)
- Finish with reusable absorbent material to remove very small particles.
- Use oil-only absorbents to separate and recycle oil from your OWS. In some older OWSs, it is not easy to collect and remove separated oil. If your OWS does not have an oil trough or other oil collection device, you can use reusable absorbent pads that absorb only oil and grease. Put these pads on the water surface to collect floating oil. Once saturated, squeeze the oil from the pads; this oil can be managed with your used oil, if the squeezed oil is not contaminated with hazardous waste (get data on your wash water quality or analyze a sample at least once to verify). The squeezed absorbent pads can be reused.
- Use microbes to digest oil in your OWS. Bioremediation is a proven technique to minimize the oil content in OWS effluent and sludge and to reduce OWS cleanout frequency. Microbes added to an OWS break down petroleum products suspended or dissolved in the wastewater, floating oil, or sludge. Facilities using bioremediation have eliminated wastewater violations and have reported reducing their sludge petroleum content by more than 80 percent. Such reductions can lower the regulatory status of OWS sludge, which will affect the required disposal method and disposal costs. Bioremediation is typically performed under a vendor service contract. Microbes are added to an OWS or inter-

ceptor lines on a regular basis to replenish microbe populations. Microbes are nontoxic and completely safe; the main by-products of bioremediation are water and carbon dioxide. Vendor service contracts usually cover all materials and labor; monthly costs range from \$75 to \$130 depending on the size and contaminant loading of the OWS.

BIOREMEDIATION BENEFITS:

- Lower hydrocarbon levels in OWS effluent
- Less contaminated sludge and lower volume of sludge
- Reduction or elimination of odor

LIMITATIONS OF BIOREMEDIATION:

- Microbe populations can be killed by harsh chemicals or pH levels greater than 8.5; do not use detergents that are caustic or contain emulsifiers

Case studies:

Car Repair and Car Wash

Salem Boys Auto of Tempe, Arizona used sloping pavement, grates, and screens to minimize OWS loading. These controls, together with bioremediation, decreased the sludge cleanout frequency and cost by 75%.

U.S. Postal Service Fleet Maintenance Facility

The Huntington Beach, California facility used bioremediation to reduce OWS effluent hydrocarbon concentration by more than 80%.

Your state or Local government environmental agency has more information about compliance and pollution prevention for auto repair shops and fleet maintenance operations in your state or area. Additional fact sheets and information can be found at www.epa.gov/region09/p2/autofleet. This fact sheet is part of a package of fact sheets entitled either "The Pollution Prevention Tool Kit, Best Environmental Practices for Auto Repair" (publication number EPA-909-E-99-001) or "The Pollution Prevention Tool Kit, Best Environmental Practices for Fleet Maintenance" (publication number EPA-909-E-99-002). To obtain copies of either package, call (800) 490-9198. Accompanying videos, "Profit Through Prevention", are available at the same phone number for either auto repair (number EPA-909-V-99-001) or fleet maintenance (number EPA-909-V-99-002).



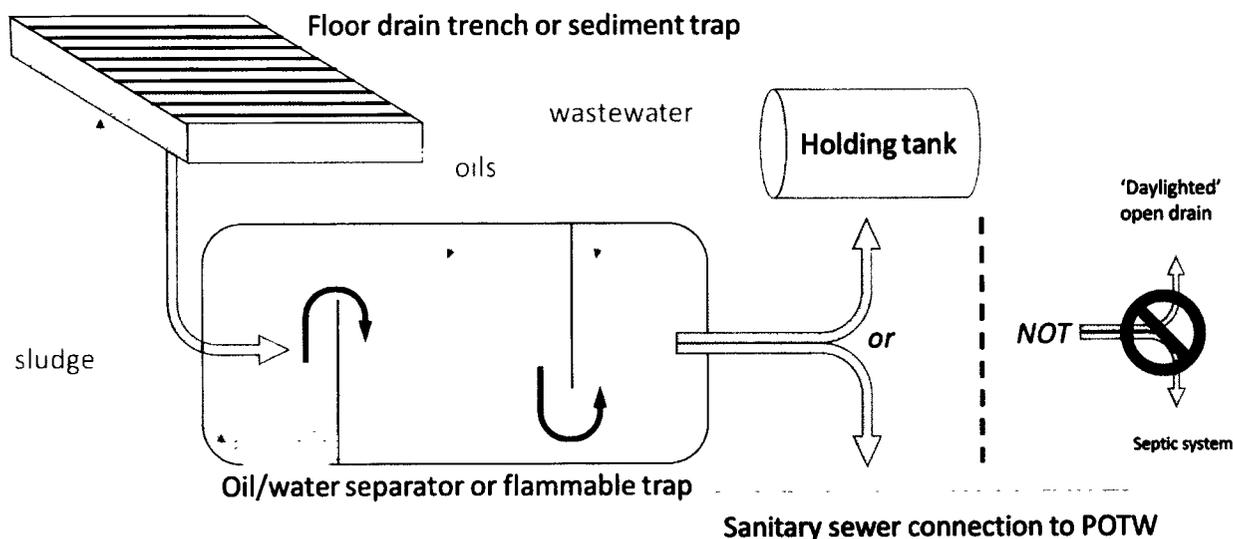
Floor Drains, Separators and Traps, and Holding Tanks

Many businesses that store, fuel, repair, or wash vehicles indoors have floor drains to catch snowmelt and wash water from the vehicles. Floor drains may also be used to collect releases from industrial and manufacturing equipment. The wastes held by floor drains and associated plumbing can present risks to human health and the environment if improperly managed. This fact sheet will discuss the waste management requirements for these wastes administered by the Minnesota Pollution Control Agency (MPCA) and the Metropolitan Counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington (Metro Counties).

What types of waste are generated by floor drains?

Floor drains can mix many sources of waste, including wash water, used oil, chemicals, and sediments into a single difficult-to-manage semi-liquid stream. Many floor drain systems include trenches, also known as a sediment trap, and use an oil/water separator, also known as a flammable trap, to segregate these wastes.

Diagram 1: Common parts of floor drain systems



Sludge consists of solids and liquids heavier than water. Sludge may appear to be mainly sand or grit, however it may not be assumed to be clean dirt; it is a solid waste.

Oils consist of the floating liquids that are lighter than water.

Wastewater includes all liquids in your floor drain system after sludges and oils have been removed. Wastewater may appear clear, however it may not be assumed to be clean water; it is a regulated wastewater.

How must floor drain wastes be managed?

Sludge

If you have documented that your site follows the [Floor Drain Best Management Practices \(BMPs\)](#) on page 4, you may assume that your sludge is non-hazardous. You may manage non-hazardous sludge by:

- Dewatering it into your floor drain system and then disposing of the solids as an industrial solid waste. Do not dewater sludge on the ground. Do not use sludge as fill on your site or spread it on the ground. If managing it as a solid waste, place it into your solid waste collection container.

- Sending it off-site as a used oil-contaminated waste. You may mix sludge with other solid used oil-contaminated wastes, such as used floor dry and sorbents. See MPCA fact sheet #w-hw4-30, Used Oil and Related Wastes, at <https://www.pca.state.mn.us/sites/default/files/w-hw4-30.pdf>.
- Land applying it at your site or another site. You must follow the requirements in MPCA fact sheet #w-sw4-18, Land Application of Business Traps and Holding Tanks, at <https://www.pca.state.mn.us/sites/default/files/w-sw4-18.pdf>.

If your site has not followed the [Floor Drain Best Management Practices](#) on page 4, you must assume that your sludge is a hazardous waste. See MPCA fact sheet #w-hw1-06, Treat or Dispose of Hazardous Waste, at <https://www.pca.state.mn.us/sites/default/files/w-hw1-06.pdf> to determine how to manage it.

Oils

You may manage floating oils as used oil. See MPCA fact sheet #w-hw4-30, Used Oil and Related Wastes, at <https://www.pca.state.mn.us/sites/default/files/w-hw4-30.pdf>.

If you do not manage the floating oils as used oil, you must evaluate them to determine if they are a hazardous waste. See MPCA fact sheet #w-hw1-01, Evaluate Waste, at <https://www.pca.state.mn.us/sites/default/files/w-hw1-01.pdf>.

Wastewater

If you follow the [Floor Drain Best Management Practices](#) on page 4, you may assume that your wastewater is non-hazardous. You may manage non-hazardous wastewater by:

- Discharging it through a sanitary sewer to a municipal sewage treatment plant, also known as a publicly owned treatment works (POTW). Notify the receiving POTW and comply with any reporting or testing conditions they require.
- Accumulating it in an on-site holding tank before transporting it via truck to a POTW that has agreed to accept the wastewater.
- Land applying it at your site or another site. You must follow the requirements in MPCA fact sheet #w-sw4-18, Land Application of Trap and Holding Tank Wastes, at <https://www.pca.state.mn.us/sites/default/files/w-hw4-30.pdf>, unless the wastewater is from a vehicle wash or storage site.
*If your wastewater is only from a vehicle wash or a vehicle storage site where no vehicle maintenance, including oil changes, is performed, you may instead follow the less stringent requirements in MPCA fact sheet #w-Indapp2-08, Land Application of Vehicle Wash and Vehicle Storage Wastewater, at <https://www.pca.state.mn.us/sites/default/files/w-Indapp2-08.pdf>.

If your site has not followed the [Floor Drain Best Management Practices](#) on page 4, you must assume that your wastewater is a hazardous waste. See MPCA fact sheet #w-hw1-06, Treat or Dispose of Hazardous Waste, at <https://www.pca.state.mn.us/sites/default/files/w-hw1-06.pdf> to determine how to manage it.

How may floor drain wastes not be managed?

'Daylighted' open drain

The practice of discharging floor drains directly to the ground outside a building, commonly known as 'daylighting', is prohibited in Minnesota for commercial sites and for residential garages used for commercial activities, such as home-based auto repair businesses.

Septic system

Septic systems that receive any commercial or industrial wastes beyond sink, toilet, and cooking wastes are considered Class V injection wells that are closely regulated by the U.S. Environmental Protection Agency (EPA). They are also discharges to the unsaturated zone regulated by the MPCA. Septic systems are also known as subsurface treatment systems (SSTS) or individual sewage treatment systems (ISTS).

EPA Class V injection well regulation

Most Class V injection wells that receive wastewater from floor drains where any motor vehicle servicing or repair is performed, including home-based auto repair businesses, are prohibited, even if the BMPs in this fact sheet have been followed.

Some Class V injection wells that receive wastewater from floor drains where any motor vehicle servicing or repair is performed, but that have been in operation since before 2000 and are not in a wellhead protection area, are allowed, but only if their operators submit well inventories to the EPA, test their discharges, and document that their discharges meet drinking water standards. These standards are extremely difficult for most floor drain wastewater to meet.

Other Class V injection wells that receive any other commercial wastes, including from floor drains at factories, coating operations, and warehouses, are allowed only if their operators submit well inventories to the EPA, test their discharges, and document that their discharges meet drinking water standards. These standards are extremely difficult for most floor drain wastewater to meet.

For more information regarding Class V injection well requirements, visit the EPA at <http://www.epa.gov>.

MPCA regulation

The MPCA regulates all discharges of business wastes to the ground, other than sink, toilet, and cooking wastes, as discharges of potential pollutants to the unsaturated zone. Discharge of any potential pollutant to a septic system is prohibited if it does not meet drinking water standards. These standards are extremely difficult for most floor drain wastewater to meet.

More information

Guidance and requirements in this fact sheet were compiled from Minnesota Rules, Chapters 7035, 7045, 7050, 7060, and 7080 and incorporate regulatory interpretation decisions made by the MPCA in December 1993, and on March 23, 2018. Visit the Office of the Revisor of Statutes at <https://www.revisor.mn.gov/pubs> to review applicable Minnesota Statutes and Rules.

For more information, contact your Metro County hazardous waste office or the MPCA. The MPCA's Small Business Environmental Assistance Program can provide free, confidential compliance assistance for many businesses. The Minnesota Technical Assistance Program can assist you with waste minimization and pollution prevention. Report all spills of hazardous waste or other pollutants immediately to the Minnesota Duty Officer.

Metro County Hazardous Waste Offices

Anoka	763-324-4260
.....	https://www.anokacounty.us/
Carver	952-361-1800
.....	http://www.co.carver.mn.us/
Dakota	952-891-7557
.....	https://www.co.dakota.mn.us/
Hennepin	612-348-3777
.....	http://www.hennepin.us/
Ramsey	651-266-1199
.....	https://www.ramseycounty.us/
Scott	952-496-8177
.....	http://www.scottcountymn.gov/
Washington	651-430-6655
.....	https://www.co.washington.mn.us/

Minnesota Pollution Control Agency

Toll free (all offices)	1-800-657-3864
All offices	651-296-6300
.....	https://www.pca.state.mn.us/

Minnesota Duty Officer

Toll free	1-800-422-0798
Metro	651-649-5451

Small Business Environmental Assistance Program

Toll free	1-800-657-3938
Metro	651-282-6143
.....	https://www.pca.state.mn.us/sbeap/

Minnesota Technical Assistance Program

Toll free	1-800-247-0015
Metro	612-624-1300
.....	http://www.mntap.umn.edu

Floor Drain Best Management Practices

If you...	Then...
Are connected to a city sanitary sewer (POTW)	Notify the city's sewage treatment plant (POTW) operator about your floor drain wastes. Comply with any conditions required by the POTW.
Have a septic system at your site	Collect all floor drain waste in a holding tank. Ensure that no floor drain waste is discharged to the septic system or a 'daylighted' open drain.
Use aerosol-dispensed solvents or degreasers	<p>Clean parts over a drip pan, not the floor. Transfer the drip-off from the pan immediately after use to a closed waste container. Manage the waste container as instructed in MPCA fact sheet #w-hw1-05, Accumulate Hazardous Waste, at https://www.pca.state.mn.us/sites/default/files/w-hw1-05.pdf.</p> <p>You may also consider cleaning parts in a parts washer instead of using aerosol-dispensed solvents and degreasers whenever possible.</p>
Change vehicle fluids (motor oil, brake fluid, etc)	Use drip pans under vehicles to collect fluids. Manage motor oil, brake fluid, and transmission fluid as used oil as instructed in MPCA fact sheet #w-hw4-30, Used Oil and Related Wastes, at https://www.pca.state.mn.us/sites/default/files/w-hw4-30.pdf .
Clean shop floors	Use dry sweeping compounds if needed instead of hosing floors down. Manage used sweeping compounds and other absorbents contaminated with fuels or used oil, such as floor dry, as used oil-related wastes as instructed in MPCA fact sheet #w-hw4-30, Used Oil and Related Wastes, at https://www.pca.state.mn.us/sites/default/files/w-hw4-30.pdf .
Spill products or wastes	<p>Clean up all spills immediately, even small ones.</p> <p>Maintain appropriate spill control equipment and perform required emergency planning for your hazardous waste generator size.</p> <p>See MPCA emergency planning fact sheets for:</p> <ul style="list-style-type: none"> • Very Small Quantity Generators #w-hw1-08a https://www.pca.state.mn.us/sites/default/files/w-hw1-08a.pdf • Small Quantity Generators #w-hw1-08b https://www.pca.state.mn.us/sites/default/files/w-hw1-08b.pdf • Large Quantity Generators #w-hw1-08c https://www.pca.state.mn.us/sites/default/files/w-hw1-08c.pdf <p>If you are unsure of your hazardous waste generator size, see MPCA fact sheet #w-hw1-02, Determine Generator Size, at https://www.pca.state.mn.us/sites/default/files/w-hw1-02.pdf.</p>
Store liquid chemicals, fuels, or oils	Keep containers closed. Ensure all product containers are labeled with their contents. Store flammable chemicals in a fire-resistant cabinet with integral containment.
Store liquid wastes	Keep containers closed. Ensure that no possible leaks could reach your floor drain. Inspect waste containers weekly. Follow all other waste accumulation requirements in MPCA fact sheet #w-hw1-05, Accumulate Hazardous Waste, at https://www.pca.state.mn.us/sites/default/files/w-hw1-05.pdf
Wash vehicles	Post signs prohibiting engine washing by employees and customers. Immediately stop any employee or customer washing engines.