

SALEM TOWNSHIP PLANNING AND ZONING MEETING

December 17, 2014

Members Present:
Mike Coats
Drew Moessner
Jim Stannard
Kit Vreeman
Eric DeCook
Greg Larsen
Teresa Carstensen (alternate)
Rick Lutzi

Members Absent:
Kate Herness (alternate)

The meeting was called to order at 7:00 PM by Chair Mike Coats.

Secretary's Report

Kit Vreeman motioned to approve the minutes for November 19, 2014. Jim Stannard seconded. All in favor. Minutes approved unanimously.

Conditional Use Permit Reviews

Dillons Auto- They have planted 100 new trees. No changes and no complaints.

Reconvene discussion on application for a CUP for Michael and Shelly Clark from November 19, 2014 meeting.

This discussion was tabled at the November meeting in order to wait for comment from Olmsted County Soils and Waters (OCSW) determination of wetlands on this property.

Greg Larsen made a motion to remove this discussion from the table. Kit Vreeman seconded and the vote was unanimous.

Floyd Whitaker from OCSW has visited the site and believes that the parking area does in fact come into contact with wetland soils. This part of the parking area needs to be removed from the wetland by the end of the year. Michael Clark agreed that he would try to have this done but it may be difficult with freezing weather. He was working on this and would at least get the work scheduled.

Mike Coats also made the suggestion that Michael Clark include a view buffer even though it is not in the conditions. Michael stated that he was planning to plant pine trees to create a buffer for his parking area.

TCPA recommends that rather than clouding the conditions of the CUP the P&Z board should table this discussion until the January meeting to allow time for Michael to complete the grading or at least get it scheduled. This may need a 60 day extension to comply.

Kit Vreeman made a motion to table this discussion until the January meeting. Jim Stannard seconded. The vote was unanimous. This discussion is tabled.

Kit Vreeman also made a motion to have TCPA to send a letter to the applicant and the P&Z to extend the time period for this application another 60 days. Eric DeCook seconded. The vote was unanimous.

Jim Stannard asked Roger Ihrke about the statement that he had made about a typo in the Salem Township Ordinances under 5.02. After some discussion it was determined by Mike Coats that this topic should be put on the agenda for the January 2015 meeting.

Public Hearing

Beth Jones and Charles Christianson

Roger gave the TCPA staff report on the application for the CUP for a riding academy. He stated it was determined at the last meeting that a CUP was not necessary because it was allowed to have a horse boarding operation without a CUP on as property of this size.

Mike Coats asked Beth Jones if she had any comment. Beth stated that she would ask the board to determine what the definition of a riding academy is. She also stated that she would like to resend her request for a CUP at this time.

Mike made the suggestion that the public hearing would still be held even though the application for the CUP may change.

Kit Vreeman made a motion to hold the public hearing on this issue. Greg Larsen seconded. The vote was unanimous. The public hearing was opened at 7:34 PM.

Mike gave the instructions for the public hearing.

Rich Greenburg commented on how this business would impact his property. His concerns were the loss of privacy and loss of value. He is very concerned about the storage of the manure which would be close to his property. He is requesting that the manure storage be moved to a location that would not impact his property. He has also been working with the owners to try and create a tree buffer next to his property to screen the view of this operation. Rich presented the board, Beth Jones and Roger Ihrke with his requests for additional conditions he would like to see. These will be attached to these minutes when approved.

Sonya Mansfield asked whether the residence needs to be in place before the buildings can be built? Roger stated that the permit for the residence needs to be pulled before the buildings can be built. She had also stated that the county has been out to look at the drainage issues through Greenburg's property and their property. Roger stated that the county will deal with the plugged culverts and drainage issues in the spring. Sonya also asked of the owner that they consider some sort of buffer so the horses do not congregate at the SE corner of their property. It seems that when previous owners had livestock on this property there seemed to be some attraction to this corner and at times ended with livestock escaping into the Mansfield yard.

Lisa Munis commented that she felt this operation would be a good thing for the area. She stated that the type of people who board horses have very high standards for how their horses are cared for. She feels this will help insure that this is a quality operation.

Beth thanked her neighbors for their input and apologized for not informing them personally of her plans.

After a few more questions Mike asked for a motion to close the public hearing. Jim Stannard made the motion to close the public hearing. Kit Vreeman seconded. The vote was unanimous and the public hearing was closed at 8:13 PM.

Mike asked for comments from the board.

Jim Stannard made a few comments. He stated that the conditions should specify 29 animals versus 30 because it needs to be under 30. He also stated that this operation is not considered a feedlot except by the state and does not require a permit but would have to follow the technical requirements put forth by the MPCA.

Mike stated that with the need for clarification of the riding academy that the board should table this until the January meeting. He also stated that in light of the concerns of the neighbors a CUP may be a good idea.

Rick Lutzi made a motion to table this issue until the January 21, 2015 meeting. Greg Larsen seconded. The vote was unanimous and the issue is tabled until the January meeting.

Rochester Asphalt

Roger explained that this was an application for a CUP for a contractor storage yard in JBI Special District. Roger also stated that Olmsted County has asked that the second driveway be removed.

Jeff Broberg stated that, "the applicant wanted to be clear that their request includes a full range of contractor yard operations necessary for Rochester Asphalt and Concrete Inc. business including the temporary stockpiling and processing of materials (except tires) and the maintenance, repair and temporary operation of equipment utilized in their business."

He also stated they are wondering if it would be allowed to rebuild a residence that had burned down.

Roger stated that without some changes to the current zoning of this property it would not be possible to rebuild at this time. This question will need to be asked of the Town Board.

Mike mentioned that he felt it was important to have something in the conditions that insures that vehicle in the storage yard are used and that it does not become a contractor junk yard. It was agreed that if vehicles do not move for one year that they would need to be disposed of. He also said he hoped there could be some sort of buffer to the road.

Kit Vreeman made the motion to open the public hearing. Greg Larson seconded. The vote was unanimous. The public hearing was opened at 8:43 PM.

Lisa Munis asked about the condition in relation to using vehicles. She wondered who would police this issue? She also agreed that there was a need for a buffer.

Sonya Mansfield asked about the locking of the gate on the pit area. Royal stated that there are not any stipulations about the times the gate needs to be locked.

There were no other comments from the public.

Jim Stannard made a motion to close the public hearing. Kit Vreeman seconded. The vote was unanimous and the public hearing was closed at 9:04 PM

The discussion on the buffer continued and Royal Johnson explained that they could not create a buffer until the filling of the area to the west of the storage yard is complete. Jeff and Royal suggested that the filling could begin on the west side of the property first and then move back and fill from east to west.

After much discussion it was determined that the filling of the area where a buffer yard will begin on the west side of the property near County Road 15 to the 1058 contour line on the grading permit provided by GGG until trees can be planted and then the filling can move back to the east in front of the storage yard. Spacing of the tree planting should be thirty feet.

Mike asked for a motion to accept and addendum to the conditions to create a C8 bufferyard within a three year period to improve the appearance of the storage yard.

Jim Stannard made a motion to accept the addendum. Kit Vreeman seconded. The vote was unanimous.

Kit Vreeman made a motion that there would be no additional signage on this property. Greg Larsen seconded. The vote was unanimous.

Mike asked for a motion to approve the CUP and recommend the approval of this CUP to the Salem Town Board. Jim Stannard made the motion. Kit Vreeman seconded. The vote was unanimous.

Other Business

Upcoming Reviews

January

Chris DeCook Construction

Salem Glenn Winery

Adjournment

Rick Lutzi motioned to adjourn and Kit Vreeman seconded. All in favor. Meeting adjourned at 10:01 pm.

Respectfully submitted,

Mike Coats
Chair

Drew Moessner
Secretary