

SALEM TOWNSHIP PLANNING AND ZONING MEETING

May 18, 2016

Members Present:

Mike Coats
David Sackett
Sonya Mansfield
John Donovan
Teresa Carstensen
Lisa Munis
Brian Connelly
Brenda DeCook-alt.
Greg Reich-alt.

Members Absent:

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

Pledge of Allegiance

Secretary's Report

Minutes approved.

Elect Officers

Chair-Mike Coats
Vice-Chair-David Sackett
Secretary-Teresa Carstensen

Conditional Use Permit Reviews

Donovan Family Farm #02-01

All well, bond in place, they have complied with everything board has asked of them. Review date will be in May and they have a waiver to not haul this year.

Breutzman Country Kennel #06-02

Absent due to family issues, reschedule to June.

Builders Sand and Gravel/Permit #09-02 Compliance & Bond Update

Bond issue-resolved. Gate was brought up, it is to be used for employees and emergencies. Brian C. there has been a complaint about trucks coming out on to the road. Brenda D. said that the gate is temporary until they get a nicer gate and signs have been ordered, they are asking for a bit more time to get everything in order.

Conditional Use Permits for Sand Pits and renewal date reviews (the purpose of this is to devise a sheet with the bond renewal dates and have that checked every meeting to see if any are coming up).

All are up to date or being worked on.

Public Meeting for Leitzen Rezoning Application

Roger Ihrke of the TCPA presented the application and gave an overview, see application. Gary Leitzen explained that the rezoning application was needed for future use. He said that 99% of product stays in the community, this property would be a reserve for the future. Brian C. asked for clarification on the parcels that Leitzen's already have. They currently have 2 pits that are not currently mined in addition to the ones that have sand coming out. Gary L., they keep these for reserves. Mike C. asked Roger I. "what has changed since this application was turned down with the last owners?" Roger replied that last time there were enough pits/mines open. The DMC might be used as a reason but not much has changed. Sonya M. asked if it was rezoned today, how soon would it be mined? Gary L. replied that it would be some time as they have other pits to finish mining. John D. asked if nothing has changed and since the board denied the previous owners, could there be repercussions? Gary L. spoke with previous owners and they wished them well, no hard feelings. Dave S. asked about a time frame? Gary L. said no, it could be in 10 years. Dave S. asked about property values if approved? Mark Leitzen said that having a pit has not stopped people from building new homes next to an active pit, Grabau Pit. Lisa M. asked if there were any real estate agents that could address the property values and how a pit would affect them. Dave S. commented that this was a pretty area. Gary L. commented that after pits are done, reclaimed, it is a pretty area as well. Dave S. said he has to think of the whole community. John D. wondered about dust control, a water truck? Leitzen's could check into this. Sonya M. made the motion to open meeting to Public Comment, Teresa C. seconded, motion passed.

Meeting opened to Public Comment- Roger I. gave the board a letter from Mary and Tony Lea, against, copy attached. Brenda D. in favor of rezoning, it would protect resources and the Leitzen's have been good with other pits. Will Ward against, there are other things to protect, farm land, pretty area, immediate living conditions threatened by new zoning. Tracy Fogelson, against, real estate agent, property values have been affected, just sold a property near a pit. Previous mining on this property has changed land so it now floods, Population density and traffic flow in this area as well as the interchange. Linda Ward, against, why rush to rezone? Only assurance to no pit is not to rezone. Why not rezone when needed. Kris Underwood, against, lived there for over 20 yrs. Does not let children ride bikes on road due to heavy traffic from Grabau pits and others. Brenda D., In favor, lives between 2 pits, pit has created more wildlife habitat and the only property decrease was their own. Pit is temporarily not nice to look at but eventually will be beautiful. Louis Ward, against, timing is important, if this land is not needed yet, why change zoning? Gary Donovan, in favor, these are all valid concerns, these resources cannot be found everywhere, it is a protection of a resource, changing zoning would let everyone know it is there. Dave S. Would real estate agents have to inform or disclose that Leitzen's had a potential pit? Tracy F. No, it is ag property now, if rezoned? Yes. Will Ward, it is a choice to rezone, mixed blessing. Jane Williams, is there a certain number of acres and pits

for this area? Mike C. No. no number, it is where the resources are, not every property has sand, gravel or other resources. Kris U. what is current number of acres (that is zoned Ag/RM). Roger I. 730 acres, (find complete breakdown in packet). Leitzen's currently have 2 pits that have not been opened as well as pits that are open but not active. Sonya M. made a motion to close Public Comment, seconded by John D., motion passed, Public Comment closed.

Mike Coats made a **motion to approve application for rezoning of Leitzen property**. Seconded by Sonya M. A yes vote is to rezone and a no is to keep it as is. It was a unanimous no vote. Reasons for a no were the staff report and precious denial. Lisa M. said that Will Ward's comment of the environmental resources as a reason, the natural beauty and agricultural resources which is protected under the current zoning. Dave S. We accept the staff report and deny the rezoning of this parcel.

Other Business

Upcoming Reviews

June:

Leitzen Concrete Permit# 89-3, 92-6,04-02,02-04,02-05,02-6

Katherine Dykhouse-Nowak Permit #07-02

Paulson Permit # 96-7

Donley Permit #09-01

Breutzman Country Kennel Permit #06-02

Adjournment

David Sackett motioned to adjourn, seconded by Sonya Mansfield. All in favor. Meeting adjourned at 8:22 p.m.

Respectfully submitted,

Mike Coats
Chair

Teresa Carstensen
Secretary