

SALEM TOWNSHIP PLANNING AND ZONING MEETING

January 17, 2018

Members Present:

Drew Moessner
David Sackett
Sonya Mansfield
Greg Reich
Mike Coats
Lisa Munis
Teresa Carstensen

Alternates Present:

John Donovan
Brenda DeCook

Members Absent:

Kate Herness -alt.

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

Pledge of Allegiance

Secretary's Report

Sonya M. moved to approve, seconded by Dave S., minutes approved.

Conditional Use Permit Reviews

Paws & Claws 84.15 Not present. (from November)

Chris DeCook 06-02 Called in, not coming.

Dustin Evert 06-01 Salem Glen, no major changes. Mike asked about parking, #14 in CUP, parking on public road. Dustin said they have them park in field if the parking spaces are filling up. They also post signs for large crowds. All good.

Clark Concrete 14-02 Not present.

Rochester Asphalt – contractor storage yard 16-01 Reminded them that the bond is coming due in April. No questions at this time.

Other Business

Rochester Asphalt Zoning Amendment (Concrete Plant) Petition is pulled at this time. Public meeting will be a presentation and question/answer, no voting on this. Rochester Asphalt's Matt Johnson will present, they have 2 different packets with information and maps. He gave an overview of improvements they have made. Grading plans, they are closer to the stream than

they would like to be with aggregate. The plan should be finished in 2018. The fuel container may have had some fuel release, pictures do not show any. The seal coat on concrete walls from spray hose may be the cause. They have GPS monitoring on tanks. They want to be in compliance with CUP. They paved drive to lessen dust. Peoples Energy Cooperative has installed 480 volt service to site. Rochester Asphalt is looking at volumetric mixers. It is a truck that carries the ingredients for cement separately and then can mix them on site for cement. They would pre-stage materials and would need a silo for the concrete. They would add 2 bunkers, 1 silo and extra equipment would be 2 volumetric mixers, 1 small trailer, water surge tank. They believe they would use 1000 gallons of water per day. No mixing would be done on site. The location of the silo would be close to power that was installed by PEC. They do not see much traffic impact, less than other mines in township. They would ask to be allowed to install concrete silo and holding bin. The impact study is based on all trucks coming back.

Mike asked Roger Ihrke about the mixers. He thought it was very positive, R.A. is trying to work with township. Mike said that both CUP's would need to be opened, the contractors storage yard and the pit. Drew asked if this would be for retail? Matt, yes, it would be on the customers site or sub contracted. Materials would come in bulk and be used as needed. Mike asked out the County Road tonnage? Matt thought it was 10 ton. Mike said the dust from the Portland is very fine and would need to be contained. Matt said that they would have 2 bunkers for concrete and asphalt, no processing to be done on property. They were asked about employee facilities? No change. Lisa asked about the water quality in the stream? They have not done anything, only grading, they can check the water quality. The snow pictures that are in the handout, might need to be done by a 3rd party. R.A would want them to limit damage. Zack Clouse of the MPC would be the person to check the water quality. Lisa would like to see documentation. Lisa stated that this information does not prove there were no leaks. She also mentioned the history and current data on these CUP's and asked about costs to Township. Mike asked if the silo is a mobile unit? Yes. If property is sold would this (silo) be moved off site? Yes. If a bigger producer bought property they could be even larger and that would be a concern. Dave asked if they would own the Volumetric mixer trucks? Yes, and if it worked out well they would possibly add 2 more. Dave said that the CUP would need to be worded about silo being removed, only real estate and structures. If sold equip might be sold and CUP would be the same. Sonya wants them to complete grading plan. In past they have not followed plan and erosion has occurred, the fill has not been clean and seeding has not been done as plan states. Jeff Broberg (working with R.A.) stated that there are no specifications on slope, only black fill on top. It is a continuing practice. Sonya stated that no seeding has been done and no silt fence. There is a potential for 32 trucks not including sand or other trucks. Matt J. replied that they are way under what it could be. Jeff said that volume could be up to 10-12 trucks per hour during peak hours. Drew asked about the review, were all violations addressed? Roger said that they addressed the ones that were obvious. They have inspection records that have not yet been reviewed and they will work on it.

Mike asked to open meeting to public comment, Sonya so moved and Dave seconded, meeting was opened. Ann Jost, neighbor, lives one mile east, has 3 concerns, sight sound and smell. Sight, the tanks and silos, height and diameter? 35-40 ft tall and 12 ft diameter. 1 Silo. Sound? Loading trucks and back up beeps? Hours of operation? They would keep same hours. No generator, run off of electric. They also hope to have trucks drive through, not backing up.

Smell, dust? There should be no smell, no asphalt. Frank Jost, neighbor, lives one mile east, has been watching site for 35 years, aesthetically ugly site. Has listened to trucks backing up and finds it very unpleasant. John D. it is currently 2 businesses, concrete/asphalt and mine. Jeff clarified that a Contractors yard (overriding use) includes many uses. John asked how many more trucks? Traffic out of site is heavy. He asked if the silo is already purchased? No. Has PCA been out to examine site? No. Jeff said they will have a state of the art facility. Lisa asked for facts only, Jeff is a paid party in this. Matt added that providing information to disclose what they want to do and have done. Dave had 3 comments- 1. if the silo will be on the contractors storage yard or mine site. 2. Trucks on contractors storage yard, would it be possible to have the trucks for the cement plant (volumetric mixers) drive in a loop so there is no backing up? Yes. Dust control, blacktop driveway. water site and semi permanent silo. This is why both CUP's would need to be amended. 3. About gate at pit entrance not at site entrance. John urges board to ask tough questions as this business will boom. Kit Muellner, neighbor to the north, concerned about more truck traffic, sound and dust. Brian Connelly asked Roger for clarification, would this be an application to rezone? Roger, no, it would be to amend CUP for special district, this is a moot point as the application has been pulled and not going forward at this point. He said that the portable unit (volumetric mixer) is for smaller jobs and by having Rochester Asphalt come out and present it gives them an idea of the townships feelings on this. Roger also said it is good to have dialog so everyone knows where they are. He will let Rochester Asphalt know what they need to do to amend CUP's not rezone. This is to start a conversation and let them know where the board is at. Brian, they have 2 CUP's, one for mining and one for a contractors storage yard, to this date they are out of compliance on both of the CUP's. Sonya, Mining, asphalt, where does the fuel storage fall in this? Contractors storage yard. Roger, the town board needs to communicate with Planning and Zoning. The County needs to write up what is to be done. The CUP violations were not pursued due to litigation, violations to be addressed. Roger also said that Matt did come in the next day after court case to address violations. The packets that were handed out also try to address these issues. Roger has not been out to the site, he will let us know when he does go on site. Mike said that if the board does decide to open CUP's, hours should be addressed, there may be more weekend work. Frank Jost asked if the silo is typically up in the winter? Matt, yes. Frank asked if the silo would be closer to the buildings? Matt, yes. Mike asked for a motion to close public hearing, Sonya so moved, seconded by Dave. Public hearing closed.

Greg Reich asked about dry materials? They are loaded on truck and moved to site. Dave asked about silo capacity? Matt, 60 tons. Where does the cement come from? Lafarge from Iowa. Dave, 2 silos would fit on site. Matt, if business takes off, they would have to move. Dave, how many trucks would it take to make business move? Matt speculated that if they had double, it would be hard to be in the small space they have. The maximum capacity and grading plan gives a lot of impervious area for trucks. Lisa asked about cost of court case? Drew said it will be at the annual meeting. Sharon said they are waiting for bills to come in then the outcome of the criminal case and court costs can be given.

Discussion of town board's directive towards developing a land-use plan. Roger said that the County plan is the overriding plan. If we see our Township needs differently from what County sees then we should have a plan. If it is the same then the County plan is fine. We have

resources that should be protected. It depends on what goals the township has. If we move forward, planning and zoning would have meetings and hearings. Dave asked about County, they cannot override our plan as long as we are more restrictive. Roger said that most township plans address a few issues. Mike said the plan could be general. Rochester township has maps for their Land use plan, other townships do not.

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). Rochester Asphalt bond 4/4/18 (reminded them)

Upcoming Reviews

February: none

Adjournment

David Sackett motioned to adjourn, seconded by Sonya Mansfield. All in favor. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Mike Coats
Chair

Teresa Carstensen
Secretary