

SALEM TOWNSHIP PLANNING AND ZONING MEETING

June 20, 2018

Members Present:
Rick Lutzi
John Donovan
Sonya Mansfield
Lisa Munis
Teresa Carstensen

Alternates Present:
Kate Herness- seated
David Rassel -seated
Brenda DeCook

Members Absent:
Greg Reich
Vincent Hoover

Call Meeting to Order

The meeting was called to order at 7:00 PM by Sonya Mansfield.

Pledge of Allegiance

Nomination and Appointment of Planning and Zoning Officers for 2018-2019

The new members of Planning and Zoning are John Donovan, moved from alt., Vincent Hoover, David Rassel- alternate. Rick nominated Sonya Mansfield for Chair, John Donovan seconded, Sonya was elected chair. Vice-Chair is to be held over until more of the board are present. Kate Herness nominated Teresa Carstensen for Secretary, John seconded, Rick moved that nominations cease, Teresa was elected secretary.

Secretary's Report

Conditional Use Permit Reviews

Paws & Claws 84.15 Not present, (from November), move to next meeting.

Clark Concrete 14-02 Business is good, no changes, no complaints.

Breutzman Country Kennel 06-02 Not present, family emergency.

Leitzen Sand Pits: Section 15 Grabau Pit & Expansion & 2 Inactive Pits 02-05 Mark Leitzen present, business good, a little slow due to rainy weather, no complaints, asked for waiver on pit, Teresa moved to grant waiver, Kate seconded, waiver passed.

Jim Paulson Sand Pit Business good, slow due to weather, Sharon Petersen mentioned a Sherriff call on the pit, Mr. Paulson was not aware of it, will check.

Shana Davick 07-02 This first year has been good, almost at capacity, no complaints.

Glen Donley 09-01 Called in, move to next time.

Zone Change request – Daniel DeCook AG2 to Ag Resource Mining for Sand pit

Roger Ihrke presented staff report. The acres have been changed from 66 to 40, the neighbors were concerned about the haul route. Daniel came back with an alternate route. He commented that the haul road was also moved due to wetland not suitable for a road. John Donovan asked if the land was just wet in spots or actual wetland. G-Cubed answered that the road would be on wetland. Daniel is willing to plant trees or put in a berm to help block the neighbors view of the pit and reduce traffic noise. The rerouted road will make farming more difficult. Daniel was advised to let gas company know a pit is being planned for this property. Rick said he had recent email and they are going further to the east. G-Cubed presented EAW comments, wetlands to be avoided and put road on crest of hill. John asked Roger if there had been any calls on this Zone Change request, he replied no. The county wanted to know where the haul road would be and acceleration lanes. Questions from the board. Lisa Munis asked G-Cubed what takes precedence, wetlands or citizens? They replied that under state and federal law disturbing wetland conservation is to be avoided if at all possible. G-Cubed said they would address neighbors concerns. They are 75 feet off of property lines, berms and visual screens will be used. They are willing to address all concerns to mitigate problems. Lisa asked if there is a grading of wetlands, some at a higher level for protection? G-Cubed answered that yes, there is a grading, they will analyze the wetlands. John asked about the acreage of wetlands? G-Cubed said there were a couple of acres. Sonya said that this is for a zone change not a conditional use permit.

Public Hearing The meeting was opened to public comment. Bruce Johnson, lives next to proposed road, commented that there is a spring on the property and flow is an issue. Daniel showed him the property and his plans do mitigate the flow. Mr. Johnson also appreciates Daniel changing haul road. Eric and Lisa Farnberg, neighbors to the east, commented on wetland, they have not seen standing water on wetland. G-Cubed said that a wetland can have water 12 inches under the soil, it does not have to be standing. The pit does not count as wetland. Eric F. would prefer the first road route. Concerned about equipment staging and storage. He hopes it is not visible from his home. (this would be a CUP concern) Brenda DeCook commented that creating wetlands is a long process with lots of time and work involved. Mark Leitzen commented that they area is running low on sand, he sees a need for more pits. Public comment closed.

Board comments John D. asked Roger I. Is the zone change based on site map? Roger I. replied that it is based on 66 acres. The applicant can change it. The road route comes under CUP. David Rassel asked how deep is the sand? G-Cubed replied 60 feet. Daniel D. commented that much of this information is not necessary for this meeting. Lisa M. asked for an estimate on routes and loads? Daniel replied that it would be going to the east and it could be 10 to 100 loads. Road impact would be a county concern. G-Cubed commented that County Road 25 is a state aid highway and is designed to take traffic. Kate Herness asked about the CER rating of 80 on the soils, the pit would be taking ag land out of production, half into pit. Daniel replied that there are 100 tillable acres, 60 acres to be changed in the zone change, 40 acres are to be mined. Rick commented that sand is also a resource. Board comments closed.

Sonya asked for a motion. John Donovan made a motion to recommend the Town board approve this zone change with the staff recommendations. Kate Herness seconded. This motion passed unanimously.

Discussion of town board's directive towards developing a land-use plan. The Town board directed in Dec. 2017 to move forward. Sharon handed out books to review land-use plans

Other Business Daniel DeCook brought up that the gas company will have a staging area at his pit. Roger was asked about a temporary use permit for staging, the gas company has different hours than the pit. The pit has turning lanes and a hard surface. Sharon Petersen handed out copies of Land use plans so they can look over for the next meeting.

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). Daniel DeCook- bond, he will check and update if necessary.

Upcoming Reviews

July: CUP, zone change, public meeting

Adjournment

Rick Lutzi moved to adjourn, seconded by Kate Herness. All in favor. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Sonya Mansfield
Chair

Teresa Carstensen
Secretary