

SALEM TOWNSHIP PLANNING AND ZONING MEETING

January 16, 2019

Members Present:

Drew Moessner
John Donovan
Sonya Mansfield
David Rassel
Teresa Carstensen
Greg Reich

Alternates Present:

Alternates Absent:

Matt Petersen
Brenda DeCook
Kate Herness

Call Meeting to Order

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

Pledge of Allegiance

Secretary's Report John made a motion to approve the minutes, Greg seconded, minutes approved.

Conditional Use Permits

Dustin Ebert-Salem Glen Winery 06-01 Business is good, no changes, no complaints. Rick L. asked what direction do customers come from? Off of CSAH 15 or CSAH 117? Dustin replied that they come from 117.

Clark Concrete 14-02 Business good, no complaints, all good.

Bryce DeCook (Originally Braaten Sand Pit) 01-04 Called in.

CUP request – Public hearing

Rochester Asphalt Contractor Storage Yard/ Sand Pit CUP

Public hearing opened at 7:02 p.m. Roger Ihrke of TCPA presented the staff report. The applicant has worked closely with TCPA. The CUP is consistent with other CUPs.

The Contractor Storage Yard CUP, 19-01 A, the bold print is new. TCPA recommends accepting this. The township engineer has a new grading plan. Sonya asked that we go through the conditions. Roger presented them. John asked about dust control, the Leitzen pit is required to spray water, a water truck, or something to control dust. Matt Johnson replied that they do have a water wagon to control dust. The conditions 35 and on are new. 35, the first sentence is removed. 38, storing snow to be added. Questions from the board, Greg asked about portable

fuel storage, could they buy a semi-trailer of fuel and call it portable? Roger, yes, but it would not be logical. A smaller truck would be more likely. Drew asked about #30, only septic on site is for the house? Matt J. responded that no, it is for the office too. Drew asked about #37, dividing line between CUP's, drainage would go into the pit? Roger replied that it is covered by the containment areas. Greg asked about reclamation, how much? Matt replied that 8 acres have been reclaimed at \$6000/acre, add 25% if it was hired out.

CUP 19-01 B, Roger presented the conditional uses, #19, they would like to have 2000 gallons per fuel type, currently 3 types, it would be in the containment area, Roger said this would not be a problem. #20 *with board approval*, added into CUP, they would use it temporarily only. John would rather not open this door. Roger said it would need board approval first. John replied that once it is there, it could be there indefinitely. Matt J. replied that it is only for a back up. Roger, #20 cross off last sentence, no tow trucks or Virgil's equipment. Drew said this would promote communication, leave board approval in or take to town board. Roger replied that if it goes to town board, the last sentence should be left in. John asked if it would only be heavy equipment? Matt J. replied yes, only heavy stuff. Roger commented that large equipment pays storage fees. John asked about the definition of a contractor? Roger replied that it is defined in the Zoning Ordinance, roads, buildings, etc. Greg asked if it could be limited to Rochester Asphalt? Roger replied that Virgil's cannot put anything out there as it is not a building related company (not a contractor), a contractor could rent it though.

Roger added #21, previous CUP #28. Sonya has a concern about timing, if applicant calls town board and cannot reach anyone for approval. Roger replied that if they don't have permission it is against the zoning plan. Matt J. said that adding #21, it covers last sentence in #20. Roger replied that it cannot be limited to the applicant, CUP's follow the property. Roger will add old review language to this permit. #22, previous CUP #35. #23, 200 ft. shore line (it is in ordinance). John asked if it is rented, what steps are necessary? Roger responded that renters would have to come in and review CUP. Rick replied that there is no time frame on this. Roger asked do you want one added? The Winery and Clarks don't have hours. Rick responded that it falls under #22.

Drew moved that the meeting be opened to Public comment for CUP 19-01 A at 8:12 p.m., seconded by Greg, movement passed. Meeting opened to Public comment. No comments.

John moved that the meeting be closed to Public comment at 8:13 p.m., seconded by David, movement passed. Meeting closed to Public comment.

Roger asked for 2 motions to be made.

David moved that CUP 19-01 A, be approved with staff recommendations and changes. Seconded by Drew, motion passed unanimously.

Drew moved that the meeting be opened to Public comment for CUP 19-01 B at 8:15 p.m., seconded by David, movement passed. Meeting opened to Public comment. No comments.

John moved that the meeting be closed to Public comment at 8:15 p.m., seconded by David, movement passed. Meeting closed to Public comment.

John moved that CUP 19-01 B, be approved with staff recommendations and changes. Seconded by David, motion passed unanimously.

Other Business

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).

Discussion of the Town Board's directive towards developing a land-use plan.

Upcoming Reviews

February : None

Adjournment

Drew M. moved to adjourn, seconded by Greg Reich. All in favor. Meeting adjourned at 8:17 p.m.

Respectfully submitted,

Sonya Mansfield
Chair

Teresa Carstensen
Secretary