

**SALEM TOWNSHIP
PLANNING AND ZONING MEETING**

January 15, 2020

Members Present:
Drew Moessner
John Donovan
Sonya Mansfield
David Rassel
Greg Reich
Vince Hoover

Alternates Present:
Kate Herness
Mike Danielson

Alternates Absent:
Matt Petersen

Members Absent:
Brenda DeCook

Call Meeting to Order

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

Pledge of Allegiance

Secretary's Report (November 16, 2019 minutes) Drew Moessner made a motion to approve, seconded by Greg Reich. Minutes approved by voice vote.

Conditional Use Permits Annual Reviews

Patrice Breutzman: (Country Kennels) Business does kennel some dogs, but business is scaled back at this time. Town Board has received zero complaints.

Paws and Claws: Business is primarily in Rochester. Currently no boarding and there has been very few strays this past year. Town Board has received zero complaints

Dustin Ebert: (Salem Glen Winery) Business is very good; have events year round. Town Board has received zero complaints.

Clark Concrete: Business is busy and steady. Town Board has received zero complaints.

Rochester Asphalt: No Show.

Public Hearing:

Declared a Public Hearing for the Salem Township Planning and Zoning at 7:07pm for the purpose of an application from Leitzen Sand and Gravel for a Conditional Use Permit to allow for the extraction of sand and gravel in Section 24 of Salem Township.

Roger Ihrke of TCPA gave a staff report on the application. Request for clarification to the staff review report were requested by the board:

Applicant agreed to maintain ordinance setbacks (Item #1)

Olmsted County submitted recommendations for County Road 15 traffic congestion (Item #4)

Olmsted County submitted recommendations for County Road 15 traffic impacts (Item #5)

Revised recommendation for screening berms or tree plantings submitted by TCPA (Item #6)

The Applicant, Mark Leitzen and Gary Leitzen along with Bill Tointon from WSB addressed comments and questions from the board in reference to:

Anticipated plans and timeframe mining would begin – applicant did not have a start date on when mining would begin, could be six months to five plus years, depending on the demand and depletion of sand resources of their other mining pit. There is a need to have future reserves of mining resources available to meet demands of area construction projects and maintain mining operations for the concrete business. The applicants plan is to only have one mining operations open at a time.

Bill Tointon commented the common practice for securing mining resources for future use is obtained 20 years in advance. Clarification on site plan in reference to drainage, berms and site access was discussed. Applicant has begun planting trees along the north property line to establish a good row of trees as an essential screening for adjacent property.

The Board discussed Staff Recommendation with Roger Ihrke, TCPA.

Item #17 will be revised in reference to berms.

Item #18 will be revised in reference to native seed mixtures as recommended by Olmsted County.

Sonya Mansfield asked for a motion to open the hearing for public comment at 8:08pm. John Donovan made a motion. Drew Moessner seconded the motion. Motion was approved by voice vote.

Ryan Fogelson commented he bought his home and property six years ago and they knew mining was going to happen adjacent to his property. He has no issues with the approval of the CUP. The planting of trees as screening is appreciated and he is willing to work with the applicant.

Mike Danielson commented he is more concerned with the view and esthetics of the mining operations, but overall has no concerns or issues with the approval of the CUP. Currently, the Byron school bus stops at Danielson's and in the future at Fogelson's; applicant may want to adjust operations to accommodate busing.

No other public comments were presented.

Sonya Mansfield asked for a motion to close the hearing for public comment at 8:15pm. Vince Hoover made a motion. David Rassel seconded the motion. Motion was approved by voice vote.

The Board reviewed the application and discussed the CUP conditions and Staff recommendations with Roger Ihrke, TCPA.

Item #17 will be revised in reference to berms.

Item #18 will be revised in reference to native seed mixtures as recommended by Olmsted County.

John Donovan made a motion to approve the CUP with Staff recommendations and revisions. Vince Hoover seconded the motion. Motion was approved unanimously by voice vote.

Public Hearing was closed at 8:45pm.

Public Hearing:

Declared a Public Hearing for the Salem Township Planning and Zoning at 8:47pm for the purpose of amendments to the Salem Township Shoreland and Floodplain Ordinance.

Roger Ihrke of TCPA gave a report on the amendments to the Ordinance. The amendments have been revised and reviewed by the DNR. The submitted amendments are the DNR's final version. These amendments as presented are not for comment, or revisions by the Board.

Discussion by the Board as to the reasoning the DNR did not allow comments on the revisions. As explained, the DNR expended substantial time on revising the ordinance with the necessary requirements, provisions and guidelines internally to current standards.

Sonya Mansfield asked for a motion to open the hearing for public comment at 9:12pm. Dave Rassel made a motion. Vince Hoover seconded the motion. Motion was approved by voice vote.

Sonya Mansfield asked for public comment three times.

Sonya Mansfield asked for a motion to close the hearing for public comment at 9:13pm. Dave Rassel made a motion. Drew Moessner seconded the motion. Motion was approved by voice vote.

The Board discussed with Roger Ihrke, TCPA ordinance details in reference to:

- FEMA Flood Maps
- Flood Insurance
- Buffer Setbacks

Dave Rassel made a motion to recommend approval to the Salem Town Board of the amendments to the Salem Township Shoreland and Floodplain Ordinance as presented. Drew Moessner seconded the motion. Motion was approved unanimously by voice vote.

Public Hearing was closed at 9:23pm.

No other business was presented to the Board.

John Donovan made a motion to adjourn the meeting. Greg Reich seconded the motion. Motion was approved by voice vote. Meeting was adjourned at 9:26 pm.

Respectfully submitted,

Sonya Mansfield
Chair

Brenda DeCook
Secretary