
Dennis Cashman, Chairman
Phone: (920) 336-7814
Jann Charette, Clerk
Phone: (920) 336-2814 Fax: (920) 336-5565

PLANNING COMMISSION Minutes from Thursday, May 14, 2015

Bob Coenen called the meeting to order at the Northeast Asphalt site at 6:00 p.m. Clerk Charette verified that the meeting was properly noticed. All members except Terry Vertz were present. Dennis Cashman, Bob Gerbers, Pete Kozak and Matt Matuszak (Northeast Asphalt) were in attendance at the quarry. The Planning Commission moved the meeting to the Town Hall at 6:15 p.m. without Dennis Cashman. Chairman Coenen read the agenda.

MINUTES FROM APRIL 30, 2015, MEETING

Clerk Charette provided members with a copy of the minutes from the April 30, 2015, meeting.

M/M by Randy Hansen to approve the minutes from April 30, 2015 as presented; seconded by Supervisor Van Vonderen. Motion carried.

NORTHEAST ASPHALT QUARRY PERMIT

Prior to the meeting, Clerk Charette provided the application, cover letter, dated May 5, 2015, and map submitted by Northeast Asphalt to the members. At the quarry, Pete Kozak showed the area that Northeast Asphalt intends to blast at the southeast corner of the quarry. Kozak explained that there is approximately 15 feet of useable material in that corner that can be blasted. The intent is to take the floor out and level out the southeast corner before moving to the high wall for further blasting. The company has crushed approximately 75 ton of material and has approximately 50 ton of material left for use.

Discussion was had on how many trees would be planted in the next year. Pete Kozak expressed that it is Northeast Asphalt's plan to replace the dead trees along Tower Road and then plant an additional 6-12 trees along Glenrock Road.

Upon reviewing the application from last year, it was confirmed that the Dawn Drive culvert has been replaced and that the Town nor the quarry received complaints from anyone regarding blasting that occurred at the quarry. Bob Gerbers requested that the 48 hour notice prior to blasting be required again in this year's permit. Randy Hansen requested that the No Trespassing sign along the Glenrock Road entrance be firmed up so that the general public can view it from outside the quarry.

Chairman Coenen inquired as to how long it will take before blasting occurs along Glenrock and Ledgecrest Roads. Kozak responded that the south wall along those roads has not changed much since he has been with the company. As proposed, Northeast Asphalt will level out the southeast corner first and then blast the southern wall in halves (450 foot length east and west) alternating sides every other year. Kozak estimates it will be 10 years before they get close to Glenrock and Ledgecrest Roads. He also noted that the quarry floor would not be blasted any deeper since there is about 400 feet of shale to blast through before reaching any useable material.

M/M by Lee Anderson to forward the Northeast Asphalt Quarry Permit application to the Town Board for approval with the following conditions: 1) that the Board accept the application per statements made in Northeast Asphalt's letter and map dated May 5, 2015; 2) that the trees be planted along Glenrock Road as designated on the map; 3) that the dead trees along Tower Road be replaced; 4) that a 48 hour notice be provided to the Town and its designated representative prior to blasting; seconded by Vicky Van Vonderen. Motion carried.

NORTHEAST ASPHALT BLASTING PERMIT

M/M by Lee Anderson to forward the Northeast Asphalt Blasting Permit application to the Town Board for approval with the following conditions: 1) that the Board accept the application per statements made in Northeast Asphalt's letter and map dated May 5, 2015; 2) that a 48 hour notice be provided to the Town and its designated representative prior to blasting; 3) that a minimum of two seismographs shall be used at each blasting at location designated by the quarry unless a specific location is requested by Town; seconded by Glen Schwalbach. Motion carried.

It was recommended that future renewal permit applications be revised to read "Annual Quarry Renewal Permit" and initial permit applications be titled "Initial Quarry Permit Application" to clarify the difference between the two applications.

REVISED MOBILE TOWER SITING REGULTION ORDINANCE

M/M by Lee Anderson to table the Mobile Tower Siting Regulation Ordinances to the June 17, 2015, meeting; seconded by Supervisor Van Vonderen. Motion carried.

LIQUID ANIMAL MANURE ORDINANCE

Chairman Coenen provided a copy of a Liquid Animal Manure Ordinance recently adopted by the Town of Ahnapee in Kewaunee County. Chairman Coenen suggested that the nuisance ordinance be revised to include language prohibiting liquid manure from being distributed from a center pivot manure irrigation system. Coenen stated that the manure needs to be knifed into the ground.

After discussion, it was recommended that paragraphs 3 and 4 from the Town of Ahnapee Ordinance be incorporated into the Town's nuisance ordinance. Randy Hansen provided a draft of the language that could be incorporated into the nuisance ordinance. Supervisor Van Vonderen will revise the nuisance ordinance and return it to the Planning Commission to consider at a future meeting.

7/20/2015 12:09 PM

FIRE ACCESS AREA ORDINANCE

Bob Coenen provided a copy of a Fire Access Area Ordinance to the members adopted by the Village of Wrightstown. Based upon concerns stated from the Greenleaf Fire Department, Coenen believes that some properties may not have adequate driveways to provide access for fire protection.

After some discussion, the Commission noted that the two volunteer fire department should be contacted to determine if they would be on board with having requirements similar to the ones noted in the Wrightstown Ordinance.

Discussion was also had on whether these requirements should be set forth in a new ordinance or whether they could be addressed via a driveway permit. It was recommended that the fire departments be contacted to note any concerns and that a new section be created under the existing Rockland Town Road Standards, Culverts & Private Driveways to address the requirements and concerns.

M/M by Randy Hansen to table this issue until the Town obtains information from the fire departments regarding minimum requirements; seconded by Lee Anderson. Motion carried.

PUBLIC INPUT

It was noted that the property on the corner of Shirley Road and County Highway W has about 15 junk tractors behind the barn. Gerbers believes the property was recently sold and has a new owner.

It also was reported that the owner of the property on CTH PP just south of Old Martin Road has two big white vans parked on the property. Gerbers believes the property is zoned commercial.

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

Clerk Charette reported that the Open House and Public Hearing for the Comprehensive Plan has been tentatively set for Monday, July 27, 2015 starting at 6:30 p.m.

FUTURE MEETINGS

Mobile Tower Siting Ordinance Draft, Nuisance Ordinance revisions; Fire Access concerns (Clerk Charette will invite fire department representatives to the next meeting).

NEXT MEETING DATE

Meetings are set for Wednesday, June 17, 2015 at 7:00 p.m. and Wednesday, July 15, 2015 at 7:00 p.m.

ADJOURNMENT

M/M by Vicky Van Vonderen to adjourn at 8:23 p.m.; seconded by Lee Anderson. Motion carried.

7/20/2015 12:09 PM

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Jann B. Charette
Clerk

Minutes approved as written/with corrections (**strike one**) by the Planning Commission on July 15, 2015.

Bob Coenen
Planning Commission Chairman