

TOWN OF ROCKLAND

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De Pere WI 54115

Dennis Cashman, Chairman
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PLANNING COMMISSION Minutes from Thursday, May 4, 2017

Bob Coenen called the meeting to order at the Northeast Asphalt site at 6:15 p.m. Julie Koenig verified that the meeting was properly noticed. Justin Samuels, Mike Wier, and Terry Vertz were present. Bob Gerbers, Pete Kozak, Gavin Ferris and Matt Matuszak (Northeast Asphalt) were in attendance as well. The Planning Commission, Pete Kozak, Gavin Ferris and Matt Matuszak, and Bob Gerbers, reconvened at the Town Hall at 7:00 p.m. Chairman Coenen read the agenda.

MINUTES FROM MARCH 9, 2017, MEETING

Julie provided members with a copy of the minutes from the March 9, 2017, meeting.

M/M by Terry Vertz to approve the minutes from the March 9, 2017, meeting as presented; seconded by Mike Wier. Motion carried.

NORTHEAST ASPHALT QUARRY PERMIT

Prior to the meeting, Secretary Koenig provided the application, cover letter dated April 24, 2017, and map submitted by Northeast Asphalt to the members. At the quarry, Pete Kozak explained that activity was down in 2016 and attributed that to market conditions. No blasting was done in 2016 and their crews worked on stripping an area that had already been blasted. Kozak explained that in 2017 work continued on tree planting and their efforts were clear.

If material is needed in 2017, the quarry would blast virgin rock along the southeast corner, to square up an area they had been working on. They will not go all the way to Glenrock Road. The quarry is also planning to have concrete waste crushed and made useable within the quarry. Pete noted that some of the concrete waste is unusable and will likely be buried within the quarry.

Members reviewed the 2017 permit application. Chairman Coenen asked for comments or discussion from those in attendance. It was noted that the quarry will notify all parties of interest at least one hour before any blast. After reviewing the specifications, all were in consensus

M/M by Mike Wier to forward the Northeast Asphalt Quarry Permit application along with their letter and map dated April 24, 2017, to the Town Board for approval; seconded by Justin Samuels. Motion carried.

NORTHEAST ASPHALT BLASTING PERMIT

Members reviewed 2017 permit application. A discussion took place regarding the “requirement of a minimum of two seismographs to be used at each blasting location designated by the quarry

unless a specific location is requested by the Town”. This is now a standard part of the permit, as is the distance requirement from any buildings not owned by the permit holder. It was noted that nothing changed from the previous year’s permit. Bob Gerbers noted that he appreciates a call before they blast. He wants to be present.

M/M by Terry Vertz to forward the Northeast Asphalt Blasting Permit application along with their letter and map dated April 24, 2017, to the Town Board for approval with the condition 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 Justin Samuels. Motion carried.

Secretary Koenig will notify the Quarry of the date the Town Board will review the permit applications.

PUBLIC INPUT

ATV USE

Bob Gerbers and Secretary Koenig indicated that there have been several calls lately about what a “legal use” of an ATV is, most specifically – can they be ridden on roadways. Chairman Coenen indicated that there are many requirements which would need to be met if Rockland decided to allow ATV use, namely trails would need to be built, and a lot of signage would need to be installed. Many rural roadways would be required to drop their speed limits. Enforcement would be a headache.

Secretary Koenig did some research and read it aloud to the Planning Commission. The Town could put trails in, but again, many restrictions apply and many requirements would make the process too costly for the Town. At present, Rockland has no ordinance on ATV use on roadways. The County would take the next layer of enforcement, but they don’t have an ordinance either. This means we all fall under the State of Wisconsin jurisdiction. ATVs and ATV type vehicles are not permitted on roadways of any sort, unless permitted in the local ordinances. There are exceptions for agricultural use. Secretary Koenig read those exceptions. It was decided that there be an article in the summer newsletter to relay the findings to our community.

It was noted that there is occasionally an issue with dirt bike race tracks in the community. Secretary Koenig noted that there is a noise ordinance in effect that can be enforced if this becomes an issue.

ANNOUNCEMENTS AND DISTRIBUTION, IF ANY

Contact was made by a resident to begin the process of dividing a 20 acre parcel into two 10 acre parcels. A discussion took place regarding the website page and the links not working. Julie was directed to take a look at the Code of Ordinances and take the language from there.

Conversation continued regarding the lot in question. Bob Gerbers and Chairman Coenen were provided as contacts for this property owner. The property owner was informed that the first step would be to get a CSM drawn up before applying for local permits.

SET MEETING DATES

The Planning Commission set the next meeting for June 1st, 7:00 pm.

ADJOURNMENT

M/M Mike Wier by to adjourn the meeting at 7:57 p.m.; seconded by Terry Vertz. Motion carried.

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

Julie Koenig, Secretary

Minutes approved as written/with corrections (**strike one**) by the Rockland Planning Commission on June 1, 2017.

Bob Coenen, Planning Commission Chairman