

# GRANT COUNTY SANITATION & ZONING

April 18, 2013 Meeting

The County Planning & Zoning & Sanitation meeting was called to order on April 18, 2013 at 9:00 a.m. by Chairman Lester Jantzen in the Grant County Board room of the Administration Building, 111 S. Jefferson St, Lancaster.

Zoning & Sanitation Board members present Lester Jantzen, Dwight Nelson, Pat Schroeder, Roger Guthrie, Bob Keeney, and Dale Hood. Absent Grant Loy.

Dwight Nelson made a motion to approve the agenda, seconded Pat Schroeder. Motion carried.

Pat Schroeder made a motion to approve the March 21, April 2 & 16 minutes, seconded by Roger Guthrie. Motion carried.

**Comprehensive Map Changes:** none

## **Rezone:**

#479-Thomas & Jemima Swarey to change the zoning from EAZ to Commercial C-1 of 17.16ac. for a small wood working shop in Sec 19 & 20 of Hickory Grove Township.

Pat Schroeder made a motion to approve the rezone and send to the full County Board for approval, seconded by Dwight. Motion carried.

## **Conditional Use Permit:**

**CUP#13-3:** Pete & Gail Langmeier selling 5.68ac for a single family dwelling in the Exclusive Ag, in SW ¼ of SE ¼ in Section 1 of Millville Township. Millville Township approved the Conditional Use Permit.

Sandy Loeffelholz a neighbor was not in favor of having a house built next to her property.

Peter Langmeier is wondering why Ms. Loeffelholz is questioning it now do to that the township road separates the property.

Bob Keeney made a motion to approve the Conditional Use Permit, seconded by Dale Hood. Motion carried. Roger Guthrie abstained.

**CUP#13-4:** Ricky Parker selling 4.84ac of land for a single family dwelling in the Exclusive Ag in NE ¼ of SE ¼ of Sec 16 in Millville Township. Township approved the Conditional Use Permit on February 18, 2013.

Roger Guthrie made a motion to approve the Conditional Use Permit, seconded by Pat Schroeder. Motion carried.

**CUP#13-5:** Kowalski & Kieler & Bard Materials requesting a 5year Condition Use Permit for the Grant River Sandpit in the SW ¼ of NE ¼, NE ¼ of SE ¼, NE ¼ of SE ¼ in Section 10 of Potosi township. Township approves the request for 5 years for the Sandpit quarry.

Question was asked by Tim Kieler that some of the neighbors wanted to delete #6 & #7 from the 15 condition that was requested in the past.

# 6 that Kowalski-Kieler Inc. & Bard Materials will plant trees on berm to be constructed at the mining site,

#7 Kowalski-Kieler Inc. & Bard Materials will maintain trees planted on the berm at the mining site.

The neighbors need to contact the Township board when Kowalski/Kieler Inc. & Bard Materials when they renew their next Conditional Use permit. At this time the 15 condition as follows needs to stay in for the next 5 years for this Conditional Use Permit.

1. Dump trucks will only travel north on River Lane Road from mining site to State Highway 133 unless making a local delivery.
2. Kowalski-Kieler, Inc. will not operate equipment or dump trucks on holiday weekends.
3. Dump trucks will operate only from 7:30 a.m. to 4:30 p.m., Monday through Friday, except during the period of time between Memorial Day and Labor Day the hours of operation for Fridays shall be

- only from 7:00 a.m. until 3:00 p.m.
4. Backup warning on all dump trucks and equipment shall comply with MSHA regulations.  
Repetitive motion machines (like loaders and skidsters) shall have non-audible backup alarms.
  5. Dump trucks shall not use compression brakes on River Lane Road.
  6. Kowalski-Kieler, Inc. will plant trees on berm to be constructed at the mining site.
  7. Kowalski-Kieler, Inc. will maintain trees planted on the berm at the mining site.
  8. Any damage done by Kowalski-Kieler, Inc. to River Lane Road at the entrance to the mining site shall be repaired at the expense of Kowalski-Kieler, Inc.
  9. Kowalski-Kieler, Inc. will meet no less than two times annually with residents of Potosi Township to address any issues or concerns relating to their operation of the mining site.
  10. All weeds shall be cut and/or sprayed or otherwise maintained on the mining site no less than 3 or 4 times a year.
  11. The mining site shall not be used for any concrete plant or asphalt plant operations.
  12. The Conditional Use Permit shall be used for the removal of sand, river gravel, and black dirt only.
  13. Kowalski-Kieler, Inc. shall provide the Grant County Zoning Administrator with a copy of all complaints filed by Potosi Township residents which can be considered in regard to any proposed renewal or extension of Kowalski-Kieler, Inc.'s Conditional Use Permit.
  14. The pond to be constructed at the mineral site shall have a 4 to 1 slope.
  15. Kowalski-Kieler Inc. shall immediately clean up any sand spilled on River Lane Road as a result of its mining operations.

Pat Schroeder made a motion to approve the Conditional Use Permit and the 15 conditions for 5 years for Kowalski & Kieler/Bard Materials for the Grant River Sandpit, seconded, by Dwight Nelson. Motion carried.

**CUP#13-6:** Kowalski & Kieler & Bard Material request a Conditional Use permit for 5 years for the Tom Droessler property to stock pile sand products with the 9 condition that the Township requested.

Potosi Township approved the Condition Use Permit on May 3, 2010, with the following conditions,

1. Dumps will only travel North on River Lane from Droessler property to State Hwy 133 unless making a local deliver.
2. Bard Materials will not operate equipment or dump trucks on holiday weekends.
3. Dump trucks will operate only from 7:30 am to 4:30 pm, Monday through Friday except during the period of time between Memorial Day and Labor Day the hours of Operation Fridays shall be only from 7:00 am to 3:00 pm.
4. Backup warning on all dump trucks and equipment shall comply with MSHA regulations.
5. Dump Trucks shall not use compression breaks on River Lane Road.
6. Any damage done by Bard materials to River Lane Road at the entrance to the Droessler site shall be repaired at the expense of Bard Materials.
7. The Droessler property shall not be used for an Asphalt plant or a concrete plant.
8. The conditional use permit is for the processing of sand and gravel and stockpile of such until it is hauled out.
9. Bard Materials shall immediately clean up any spilt sand on River Lane Road as a result of its hauling operation. This permit is to expire on **April 16, 2018 at the** same time as the Kowalski/Kieler & Bard Materials sand pit property.

Bob Keeney made a motion to approve the Condition Use Permit and the 9 condition for 5 years for the Kowalski & Kieler & Bard Material to stock pile sand on the Tom Droessler property, seconded by Dale Hood. Motion carried.

#### **Sanitary Permit Summary:**

Bob Keeney made a motion to approve the Sanitary Permit Summary, seconded by Roger Guthrie. Motion carried.

#### **Outstanding Orders/Compliance:**

Roger Guthrie made a motion to approve the Outstanding Orders, seconded by Dale Hood. Motion carried.

#### **Bill & Vouchers:**

Pat Schroeder made a motion to approve the Outstanding Orders, seconded by Dwight Nelson. Motion carried.

The Planning & Zoning board member and staff had a discussion on the combining of the Zoning/Sanitation office with the Land & Water Dept. There was a lot of question between the board & staff members with pros and cons. At this time

no action was taken and was requested at the next Zoning & Sanitation meeting on May 16 we invite the Land & Water Board and Department staff to have an open discussion to find out what their concerns are.

Jeff reported that the Van has broken down and needs a lot of repairs to it. Jeff handed out an estimate on what it is going to cost to repair the Van. No action was made at this time and put it on the next month agenda.

Dale Hood made a motion to adjourn the meeting, seconded by Dwight Nelson. Motion carried.

Next meeting is May 16, at 9:00am.

Dwight Nelson, Secretary