

GRANT COUNTY PLANNING & ZONING

MINUTES OF THE JUNE 25, 2010 MEETING

The County Planning & Zoning meeting was called to order on June 25, 2010 at 10:00 a.m. by Chairman Lester Jantzen in the County Board Room (#254) of the Administration Building, 111 S. Jefferson St, Lancaster.

Planning & Zoning Board member present Pat Schroeder, Bob Keeney, Dwight Nelson and John Patcle. Absent: Steve Adrian and John Beinborn.

Pat Schroeder made a motion that the meeting is in compliance with the open meeting law, seconded by Bob Keeney. Motion carried.

Pat Schroeder made a motion to take off the Close session on the agenda and to approve the rest of the Agenda as printed, seconded by Dwight Nelson. Motion carried.

Dwight Nelson made a motion to approve the minutes from May 14, June 11 and June 16 meeting, seconded by Bob Keeney. Motion carried.

Public hearing was convened (Ch. 59.69-5e) to hear the request of David & Cindra Riemenapp to rezone 2+-ac. from Exclusive Agriculture EAZ to Commercial C-2. The land is located in SW ¼ of SW ¼ in Section 21 T6N R4W of Mt Hope Township.

Appearance in Favor: Township approved on May 13, 2010.

Appearance in Opposition: none

Appearance in Interest: Terry Loeffelholz, Grant County Administrator.

Dwight Nelson made a motion to close the hearing, seconded by John Patcle. Motion carried.

Bob Keeney made a motion to send it to the Grant County Board for approval, in reference to Sec.3.045 (5) page 16 of the Grant County Zoning Ordinance. That the Committee finds that there are adequate facilities to accommodate development, that provision of public facilities will not place an unreasonable burden on local government to provide them, and that the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonable adverse effect on natural area, seconded by Pat Schroeder. Motion carried.

Unclassified Land Use Review: none

Conditional Use Permit:

Condition Use Permit for Bard Materials to stock piling sand and sand material on Tom Droessler property. This property is in Sec 10 T2N R3W in Potosi Township.

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 August 8, 2013 at the same time as the KK Bard sand pit property conditional permit.

John Patcle made a motion to approve the Conditional Use Permit #10-06 for Bard Materials and they follow the Grant County Zoning Ordinance in reference to Sec. 3.27 (c). And the condition that the Potosi Township requested, seconded by Pat Schroeder. Motion carried.

Township of Millville approved the Conditional Use Permit for Harvey Rock LLC (Wachter Quarry) on September 1, 2009.

John Patcle made a motion to approve the Conditional Use Permit #10-07 for Harvey Rock LLC in Millville Township (Wachter Quarry) for 5 years, and follow the Grant County Zoning Ordinance in reference to Sec. 3.27 (c) as listed.

- (1) The maintenance of safe and healthful conditions.
- (2) The prevention and control of water pollution including sedimentation.
- (3) Existing topographic and drainage features and vegetation cover on the site.
- (4) The location of the site with respect to flood plains and floodways of bodies of water.
- (5) The erosion potential of the site based upon degree and direction of slope, soil type and vegetation cover.
- (6) The location of the site with respect to existing or future access roads.
- (7) The need of the proposed use for shoreline location.
- (8) Its compatibility with uses on adjacent land.
- (9) The amount of storm water and solid and liquid wastes to be generated and the adequacy of the proposed disposal system.
- (10) Location factors under which:
 - (a) Domestic uses shall be generally preferred.
 - (b) Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source.
 - (c) Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase the possibility.
- (11) Whether requirements of this ordinance have been met by the applicant which apply to the particular district in which the subject property is located.
- (12) The Planning and Zoning Committee shall also consider any reclamation plan submitted for the property and the reclamation plan's provisions for maintaining lateral support and for depth of the quarry pursuant to the standards set forth in Wisconsin Administration Code Chapter NR 136. Addition to this approval that Harvey LLC contacts the neighbor with in 24 hrs of blasting. Seconded by Pat Schroeder. Motion carried.

Township of Liberty approved the Conditional Use Permit for Jeff Vesperman on June 16, 2010.

Pat Schroeder made a motion to approve the Conditional Use Permit #10-08 for Jeff Vesperman to remove Shell Rock from his property for 5 years, and follow the Grant County Zoning Ordinance in reference to Sec 3.27 (c), seconded by Robert Keeney. Motion carried.

Bills & Vouchers:

Dwight Nelson made a motion to approve the bills & vouchers, seconded by Bob Keeney. Motion carried.

Land Use Plan:

Todd Johnson gave an update on the Farmland Preservation Planning on what has been done.

Pat Schroeder made a motion to approve the Ordinance to Adopt Amendments to the Grant County Comprehensive Plan and sent to the County Board for approval, seconded by Lester Jantzen.

Lester Jantzen made a motion to approve the Non-Metallic Mining Reclamation Ordinance Agreement plan and sent to the County Board for approval, seconded by Dwight Nelson.

Next meeting is on July 30, 2010 at 10:00 a.m. in the County Board room.

Dwight Nelson made a motion to adjourn the meeting, seconded by John Patcle. Motion carried.