

**Salem Township Planning Commission
Minutes, December 2, 2021 Meeting**

Call to Order, Pledge of Allegiance – 7 pm

Roll Call of Members – Present – Striegle, Pitsch, Oosterink, Berens, Wagner. Absent with Notice – Myers, Coupe.

Recognition of Visitors – Jim Pitsch, Township Supervisor

Approval of the November, 2021 Meeting Minutes – Motion by Pitsch, seconded by Wagner. Motion carried.

Comments from the Public – none

Approval of the Agenda for the Meeting, with 1 correction (delete “Election of Officers”) – motion by Wager, seconded by Berens. Motion carried.

Inquiry of Conflict of Interest – none noted

New Business

Parks and Recreation Plan Update – by Tanya Olivera (Williams and Works – December 9 opens the Public Comment period per DNR requirement. Next step will be January 6 at Planning Commission, looking for affirmative resolution. Then Plan goes o Township Board. On February 1st it will go to DR. Plan consists of 7 chapters covering information about Township and then in Chapter 6 are the goals and Chapter 7 is the action program. The survey had over 170 returns. Striegle ask about proportion of public comment and Olivera termed it as “normal” and “good input”.

Old Business

Continuation of SUP, Mineral Extraction (TKN Farms) – from previous meeting – Overview by Lori(PCI) – Updated plans submitted to meet Planning Commission/Ordinance requirements. Lori also review Township Zoning Enabling Act in order to clarify impact on Township standards/limits regarding mineral extraction. Information from applicant – 6 stages in approximate 3 year periods starting in the west and moving to the east. Green areas will not be touched. They hope to move 73,000 yards a year with 1.25 million as total goal. Earth berms along the north will limit dust and noise. The entrance will be off 147th and will be built to commercial specifications. The focus has moved from strictly creating more farmable land to also being a commercial extraction operation. Water moves south and west and that flow will continue. Only 2 acres will be opened at a time so farming can continue on the remaining land in parcel. Applicant estimates 10 trucks a day, total 245 yards. Max hours requesting are 7 am – 6 pm Monday through Friday and 7 am – 12 on Saturday with afternoon equipment maintenance. No Sunday hours. It was noted that Planning Commission can limit years given in permit and ask for periodic reports for updates. Also, can ask for bonds as for 32nd St through county, or for reclamation. Operation will not be self loading for outside carriers.

Public Comments –

Chuck Zuidema – 4760 Low Holl Dr – question number of other pits already in area and asked how many we need? Was shown updated map of sire and wondered how they will proceed- answer – phasing. Asked about backhauls – answer – not planning to have any.

Kevin Wjowski – concerned as his house is at the back of the site and he may not want berm because of drainage issues – doesn’t want it to get worse. Also concerned about vibration from trucks and

equipment so close to his house. Would like to see operation as little invasive as possible. Also concerned about property values. Applicant replied that intent of berm was to help neighbors and that he is willing to work with them.

Chris Zuidema – concerned about safety issues for children.

Kevin Wjowski asked how many cows will be on site in farming areas and when? Applicant answered that next summer baby calves will be on the parcel.

Elizabeth Rosendahl also concerned about small children as well as noise (has parent with brain injury that is sensitive to noise), and her back yard is wet and muddy now – will it get worse?

Larry Sterken at 3358 Ottagon asked about seasonal road (147th west of house)- answer-typically not maintained from end of February through April.

Jim Pitsch 3124 143rd (Township Supervisor) -on roads – has observed sand mine behind a Parade Of Homes neighborhood which to sand mine to court to halt – but lost. 32nd St is rated 10 (failed) in report issued by County today – possible plan to improve in 2023. There are bills in State House and Senate to take oversight of mining out of local hands. If they pass, only State will regulate them. Now the Planning Commission is the only protection. Wants bond to cushion Township against repair issues.

Ronda Blain – 4270 26th – doesn't want backhauls to fill holes

Elizabeth Rosendahl – Asked what guarantee there is that this project won't end in development.

Answer by Oosterink – none.

Possible conditions

1. Adhere to truck route as submitted
2. Hours – 7 am – 6 pm M – F, 8am – 12:30 pm Saturday with repairs in pm, No Sunday hours
3. Use updated (less intrusive) back up warning system
4. No more than 2 acres open (active) at a time
5. Fencing as submitted in plan plus orange snow fencing around open area with signage
6. Setbacks – 150 feet or more
7. Berms – North side – planted with evergreen trees, 5 feet tall – 10 feet apart double row, staggered – west 850 feet, 150 feet from property line. East 212.5 feet, 150 feet from property line
8. No haul outs until site preparations are complete
9. When remediating site, use tiles for drainage to prevent run off to neighbors
10. Green areas will function as abatement
11. Bond – set at \$8,000 per acre – times 5 acres (2 open plus driveway area) \$ 40,000
12. Signage with appropriate company name and telephone numbers
13. Submit prints with engineer's seal
14. Gate closed and locked when pit not in use
15. Truck Route - south only from 147th to 146th for both in and out traffic
16. No stockpiling or processing
17. Entrance to be built to County Road Commission specifications
18. Must maintain current soil erosion permit

19. Length of SUP to be 7 years, subject to annual review as an agenda item for Planning Commission

Loew Sand Mining – Update in revocation conditions – merits another check for compliance

Correspondence received – none

Reports and comments

Township Board – by Striegle – Barts request for text amendment is rescheduled, flea market schedule approved, one firefighter off probation and on force – other issues postponed

PCI – no report

Other/Roundtable

NEXT MEETING – JANUARY 6, 2022

Adjournment - Motion to adjourn by Wagner, seconded by Striegle – Motion carried, 9:14 pm.