



**MINUTES OF THE PARK AND PLANNING COMMISSION MEETING
AUGUST 3, 2016**

- I. Call Meeting to Order** – The meeting was called to order at 7:00 p.m. by Chairman Randy Vogel.
- A. Official Meeting Notification** – The official meeting notice was read into the record by Gordon Hoffmann.
- B. Roll Call** – Members present: John Bales, Chad Johnson, Paul Huettl, Dan Kufahl, Arlyn Johnson, Randy Vogel, David Klug, and Lester Steffen. Also present was Zoning Administrator Gordon Hoffmann and Clerk Julia Oliver. Ray Heidtke was excused.
- C. Approval of Agenda** – Motion by Huettl, seconded by Klug to approve the agenda. Motion carried.
- D. Approval of Minutes** – Motion by Steffen, seconded by Bales to approve the minutes of the June 29, 2016 meeting. Motion carried.
- II. Public Hearing – 7:00 P.M.**
- A. Conditional Use Permit for the Location and Operation of a Ready Mix Concrete Batchplant and Associated Accessory Uses per Section 3.12 (B)(1) of the Zoning Ordinance – 675 Pleasant Valley Road – Ozinga Ready Mix Concrete, Inc.** The Notice of Public Hearing on Application for Conditional Use permit was read into the record by Hoffmann. Han Dawson, Lannon Stone Products, summarized the benefits of hosting a concrete plant at the quarry. Dawson described a recent open house that was held at the site to introduce Ozinga to the neighbors and to allow neighbors to voice their concerns. Neighbors were primarily concerned with truck noise, evening operations and visual impacts. Dawson stated he is currently addressing the truck noise concerns with Payne & Dolan and other customers. A detailed analysis of seasonal site line impacts was presented. Justin Kratochvil, Ozinga, added the ready mix plant will operate the same hours as the quarry. Justin expanded on the neighbors’ concerns by further explaining the estimated sound at distance increments, the height of the Vince Hagan (manufacturer) plant will be 33 feet, based on plant capacities and production expectations a 4% increase in truck traffic is expected, the plant is equipped with a dust collection system and the ground water used for the concrete processing will come from the water that is pumped out of the quarry pit each day. Ritch Dembinsky, Ozinga reiterated the benefits of having the opportunity to speak with neighbors at the open house and hear concerns.
- Natalie Schmidt expressed her concern about traffic, night time hauling, and electrical concerns. Tom Peters spoke about truck noise and speed.
- B. Close Public Hearing** – Motion by Huettl, seconded by Steffen to close the Public Hearing. Motion carried.
- III. Business**
- A. Any Town Citizen Comment on an Agenda Item** – There were no comments.

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- B. Conditional Use Permit for the Location and Operation of a Ready Mix Concrete Batchplant and Associated Accessory Uses per Section 3.12 (B)(1) of the Zoning Ordinance – 675 Pleasant Valley Road – Ozinga Ready Mix Concrete, Inc. – Review and Action** – Commission members discussed ground water and any potential effects on neighboring wells. Also discussed was truck speed on Pleasant Valley Road, truck noise from jake breaks (Ozinga noted ready mix trucks do not have jake breaks), waste water as well as wash out from the concrete trucks and office location. Motion by A. Johnson, seconded by Klug to approve Conditional Use Permit J-16-004 for Lannon Stone Products, Inc., Owner, and Ozinga Ready Mix Concrete, Inc., Lessee with the modifications to correct typographical error, add that the water used will be reclaimed ground water, and noting the conditions related to neighboring wells specified in the Lannon Stone Products Conditional Use Permit for operating the quarry is applicable to any/all lessee(s). Motion carried without a negative vote.
- C. Certified Survey Map – Section 11 – Bill Mikkelson - Review and Recommendation** – Bill Mikkelson stated the certified survey map is for a five acre parcel divided off his original forty acres that he would like to sell as a residential lot. Motion by Bales, seconded by Huettl to recommend the Town Board approve the certified survey map for Bill Mikkelson. Motion carried without a negative vote.
- D. Conditional Use Permit Amendment – J-04-011 – 4356 Hwy P – Bruce and Janet Stoffel – Review and Action** – Janet Stoffel provided information to the members which stated the request for amendments to CUP J-04-011. The owners of the property have been changed from Richard and Bruce Stoffel to Bruce and Janet Stoffel. The Stoffel’s would like to have outside storage in specified areas to allow for customer access. The Stoffel’s would like to add a 4 x 8 sign as described and shown on the handouts. A thorough review of the zoning of the property and the zoning code will not allow for outside storage or signage in R-1 zoning. The Commission members were sympathetic to the limitations the zoning placed on the business operation. Motion by Kufahl, seconded by A. Johnson to authorize an amendment to Conditional Use Permit J-04-011 to change the owner names from Richard and Bruce Stoffel to Bruce and Janet Stoffel. Motion carried without a negative vote.
- E. Zoning Administrator’s Report** – Nothing additional to report.
- F. Correspondence** – Nothing additional.

The next meeting will be held on Wednesday, August 31, 2016.

- IV. Adjournment** – Motion by Huettl, seconded by C. Johnson to adjourn. Motion carried.

Respectfully submitted,

Gordon Hoffmann, Zoning Administrator

Julia Oliver, Town Clerk