NOT COMMITTEE APPROVED

ZONING COMMITTEE MINUTES
JUNE 3, 2009

Chairman Willingham called the meeting of the Rusk County Zoning Committee to order at 2:09 p.m. in the Law Enforcement Center at the Rusk County Courthouse. Members present were Willingham, Mai, Costello and Schneider. Taylor was absent. Staff present: CeCe Tesky and Monica Kenealy.

Schneider/Costello motion to approve the minutes of the May 14th meeting. Carried.

The next meeting will be on July 1st, 2009 at 2:00 P.M.

BILLs

Costello/Schneider motion to approve bills. Carried.

CSM’s

2 lot CSM for Margaret Hill in the Town of Stubbs. Costello/Schneider motion to approve CSM pending Surveyor’s review. Carried.

DISCUSSION AND POSSIBLE ACTION

Review conditional use permit activities for Nitek Bar and Campground. Jackie Nitek was present. She reported that the dump station is finished. She is waiting for Kathy from the Department of Health to call her back. Jackie said there was one bad water sample and now she is sending one water sample per week for 5 weeks until there are no more bad samples. Jackie also asked the committee for permission to have a band at the bar on September 5th from 2:00 P.M.-7:00 P.M. Discussion followed. Tesky is to talk to corp. counsel and ask if there is a process to make an exception to the condition.

Consider plot plan submitted for campground by Jim Sterchy. The Town of Rusk does not meet on this request until June 11.

Consider amendment of CUP issued for Randy Kramer on 10/01/09. Tesky provided the notice that was sent to the neighboring property owners regarding the request. She has not received any written comments. Irene Urmanski was present. She stated that she has no objection to people earning a living, but is sick of dust on her car, house windows and screens. The sand pit is to the west of her house. There’s been no water put on the road to help stop dust. She does not want noise from crushing and doesn’t want four extra days of noise and dust. Willingham said he thought most of the dirt would come from the trucks rather than from the actual operation. Costello suggested the township could put a chemical on the road to help control dust. Costello asked if the operator could do something about the dust. Discussion on the town getting a chemical to spray on the road. Schneider/Costello motion to approve a single 4 day crushing operation with the following conditions; they are to notify the residents 3 days before they start crushing, the permit will be for only one year, and the dust must be immediately controlled as required by the current conditional use permit. Carried.
Request for seasonal use holding tank in the town of Atlanta – Anthony Rust, owner.
Request withdrawn.

Closed regular meeting at 3:00p.m. for public hearing. (See separate minutes)

Reconvened regular meeting at 3:11p.m.

Schneider/Costello motion to approve conditional use request to allow a non-metallic mine (sand pit) in the SE-SW, Section1, T33N, R9W, Town of Rusk, with the following conditions:

1. Approval is based on construction and reclamation plans submitted at time of application
2. Hours of operation shall be 7AM to 7PM – Monday - Saturday
3. Dust shall be controlled as necessary
4. Screening will not be required at this time
5. All portions of the mine shall be at least 30’ from land owned by others.
6. Financial assurance in the amount of $500 per unreclaimed acre shall be obtained. This amount shall be used in the event that the owner is unable to do reclamation and the county must hire a contractor to complete the reclamation plan.
7. All area waterways and wetlands must be protected from fill, erosion and runoff. All parts of the mine shall be at least 100’ away from wetlands
8. All required state permits and approvals must be obtained including stormwater permits (NR216) and Chapter 30 permits, if necessary.
9. This permit shall be null and void if substantial progress has not been made on the project within 1 year of the date of approval or if the property transfers owners before completion of the project
10. Town board minutes relative to this approval shall be kept in the county’s file.
Motion Carried.

ZONING ADMINISTRATOR’S REPORT ON MONTHLY ACTIVITIES

The county received a letter from FEMA regarding the county’s appeal of the proposed DFIRM maps. FEMA has recognized that there were mistakes on some of the maps and the letter indicates that the final maps will reflect some changes. However, they also indicated that there will be no changes to at least 13 of the maps that were appealed. Tesky discussed what is happening in other counties after the new maps are adopted. Homeowners are getting letters from their mortgage companies almost immediately requiring them to purchase flood insurance. Tesky continues to have issues with many areas that are being added into floodplain. Costello suggested that Tesky talk to town boards regarding the floodplain and get them involved.

Willingham adjourned the meeting at 3:45 P.M.

Monica Kenealy, Secretary/Bookkeeper