

TOWN OF RIB MOUNTAIN
PLANNING COMMISSION MEETING
April 24th, 2013

Chairman Tom Muellner called the meeting of the Planning Commission to order at 7:00 p.m. Members present included Jim Hampton, Christine Nykiel, Kevin Mataczynski and Laura McGucken. Tom Steele and Lee Benes were excused. Also present were Zoning Administrator Dan Dziadosz and Assistant Zoning Administrator Jeff Kussow.

MINUTES:

Motion by Jim Hampton and seconded by Christine Nykiel to approve the March 27th, 2013 regular planning commission meeting minutes. Motion carried. Laura McGucken abstained.

PUBLIC HEARINGS:

- a) *Kafka Bio Mass (Mathy Construction Company, owner), requesting conditional use approval to allow for storage of biomass (vegetation) on the property addressed 6703 South Mountain Road in addition to the separate Town of Rib Mountain Yard Waste Site, per RMMC Section 17.056(5)(f) – Composting Operation as a function of collection, storage, processing, and/or disposal of vegetation; Legally described as part of NW ¼ NE ¼ Section 19 T28N R7E – Lot 1 CSM Vol. 49 Pg. 64 (#11582); also known as 6703 South Mountain Road; Parcel # 34.192807.002.002; PC Docket # 2013-15*

Gary Starzinski, representing Glenn Kafka, explained the request and proposed site. He explained site layout & location, operations, and reason for the operation. Mr. Starzinski stated truck traffic will be approximately 10-15 trucks for the first few months, progressing to 25-50 trucks per day when the biomass plant in Rothschild opens up. He explained that the other site that will be used by Kafka BioMass is in Rothschild and will become the primary storage site when it becomes available. Mr. Starzinski explained that this site will continue to be used for overflow material.

Chairman Tom Muellner questioned the trucks and loading/unloading procedures. Mr. Starzinski explained that the trucks will be typical semi-trucks and also explained flow of unloading/loading with an Payloader.

Jim Hampton questioned the days of operation. Mr. Starzinski explained that the days of operation will be Monday through Friday with occasional Saturdays.

Laura McGucken asked Mr. Starzinski to explain what biomass is. Mr. Starzinski stated that it is primarily woody material with some pine bark. Mrs. McGucken questioned if fire was a potential concern. Mr. Starzinski explained that there will be an attendant during operation hours to control any fire or issues, and fire potential is low.

Mr. Hampton questioned if the trucks were going to be covered. Mr. Starzinski was unsure.

Christine Nykiel questioned if they have obtained DNR approvals. Mr. Starzinski stated that they are in the process of obtaining approvals and expect approval.

Mr. Starzinski stated that dust generation from the operation will be taken care of because Mr. Kafka also runs a dust control business.

Chairman Muellner questioned the range from which the materials will be collected from. Mr. Starzinski stated that the Rothschild biomass plant is taking material from a 75 mile radius.

Dan Dziadosz stated that the current owner of the property (Mathy Construction Company) maintains the property as a permitted active mine.

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Public Comment Period:

Ian Turner of 7000 South Mountain Road:

Mr. Turner expressed concerns about noise levels and would like restrictions on engine braking to reduce noise from entering trucks. He also expressed that the current work on the site is a nuisance due to noise. Mr. Turner questioned why the area north of the mine, near South Mountain Road, was being cleared.

Mr. Starzinski responded that Mr. Kafka started clearing out that area as the first proposed biomass storage site. Mr. Starzinski stated that the area will be graded and revegetated. Mr. Starzinski stated that the activity north of the mine will be stopped as soon as possible.

Mr. Turner stated that a sign banning engine braking in that area would help with the truck noise. The commission questioned how the Town can implement such signs or banning engine braking. Staff stated that it would need to be a recommendation to Marathon County Highway Commission. Mr. Starzinski stated that they have talked to the truck drivers and there is no need for engine braking or air brakes.

Mr. Turner expressed concern about introducing pests or exotic insects to the area from the hauling operations. The commission extensively questioned and commented on concerns about pest and invasive insect management. The commission discussed ways to be informed on the issue and possible ways of prevention or mitigation. The commission suggested that the applicant submit a position paper on possible Mr. Turner questioned if smell would be an issue. Mr. Starzinski stated that he does not expect an offensive smell.

Mr. Turner expressed concerns about possible negative effects to bike lanes or bicycle traffic in this area. The commission questioned and commented.

Motion by Laura McGucken to approve the conditional use approval to allow for storage of biomass (vegetation) on the property addressed 6703 South Mountain Road in addition to the separate Town of Rib Mountain Yard Waste Site contingent to the following conditions of approval:

1. Submittal of a position paper on possible biological vectors and diseases.
2. Applicant self-polices engine braking with its employees.
3. Items 1-5 on the report submitted to Plan Commission by staff

The commission recommended that staff requests Marathon County Highway Commission to post signs for no engine braking and truck entrance signs in this area along South Mountain Rd.

Seconded by Christine Nykiel. Motion carried.

CERTIFIED SURVEY MAP APPROVALS: None

NEW BUSINESS: None

OLD BUSINESS:

- a) *Discussion on Proactive Zoning and information from the Town Board/Plan Commission joint meeting on 2-19-2013*

Motion by Kevin Mataczynski and seconded by Christine Nykiel to recommend that the following properties be brought to public hearing for a zoning map amendment from residential to suburban commercial zoning: 3206 Rib Mountain Dr., 3205 Rib Mountain Dr., 1404 Oriole Ln., 1505 Wren St., and 3006 Rib Mountain Dr. Motion carried.

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b) *Communication Tower Ordinance Discussion; Docket #2012-20*

The commission recommended using the rule where the setbacks should be the height of the tower plus a minimal distance

c) *Sign Ordinance Discussion*

Jeff Kussow asked the commission if creating a sign permit with no fee would be a good option for enforcement. The commission questioned and commented. The commission recommended putting this issue on the agenda for the next meeting.

CORRESPONDENCE / QUESTIONS:

a) *Plan Commission public contact information*

Gaylene Rhoden explained that Plan Commission members are not required to provide contact information. The Commission questioned and commented.

ADJOURN:

Motion by Kevin Mataczynski and seconded by Laura McGucken to adjourn. Motion Carried.
Meeting Adjourned 8:51 p.m.

Respectfully Submitted,
Jeff Kussow, Assistant Zoning Administrator