

TOWN OF MENOMONIE  
PLAN COMMISSION MEETING  
THURSDAY, JUNE 25, 2015  
7:15 PM

Mike called the meeting to order.

Members Present: Earl, Leslie, Mike, Lisa, Marty and Kent      Absent: Bob and Neil

Public Present: Phil Haas, Jim Merritt, Ed Hartung, Alan Hofland and Ellen Ochs.

Minute Approval: Marty made a motion to approve April 23<sup>rd</sup> minutes as printed, Kent 2<sup>nd</sup> Carried

**PUBLIC COMMENT:** N/A

**COMPREHENSIVE PLAN: DISCUSSION & POSSIBLE RECOMMENDATION**

Marty made a motion to recommend sending the Comprehensive Plan onto the town board as is, Earl 2<sup>nd</sup> Carried

**JUSTIN MERRITT REQUEST FOR A GENERAL AG SPECIAL EXCEPTION FOR A CEMENT PLANT**

Before Mr. Merritt spoke Mike asked if they had contacted the zoning office to make sure a “special exception” was their only course of action. Mike had suggested that to Justin in a phone conversation.. To be sure they should contact the zoning office. They had not contacted zoning.

Justin’s father Jim Merritt spoke in his behalf. He is asking for a special exception so they can sell 10 acres of land to Phil Haas who would like to build a cement plant. The land is located next to the Dunn County Recycling center off of HWY 29. He would use the same driveway to access the property.

Phil currently owns A1 cement, which is located in North Menomonie off of Wolske Bay Road.

- The new plant would be a lower set up than the existing one.
- The silos that would hold the cement powder would look like a farm silo which would be 50/70 feet tall
- They would use a regular low volume well and use a 10,000-gallon tank.
- Average loads per day is 6 which runs May – November
- Excess concrete is stored there. Every 4 or 5 years a crusher is brought in and the crushed cement is sold.

Lisa asked about landscaping & security lighting

Phil said they would build a berm and plant trees if needed and place the same lighting as the Recycling center has.

Marty asked how much water is used per load.

Phil stated that it is 150/300 gallon per load that goes in the cement truck where the cement is mixed. Any run off will go to a pond that is tested by the DNR for PH levels. Water is used to spray material on site occasionally in order to keep it at a usable temperature.

The commission looked at the recharge map and the land is listed as fair.

Jim Merritt stated he owns all the surrounding land and supports this special exception request. Phil said all surrounding neighbors would be notified by letter.

Mike closed the public comments and gave the commission 3 options

1. Table
2. Vote No
3. Vote Yes

Earl felt it was a good fit with the location and he would recommend the special exception

Lisa would support the request if a berm was build and planting was done to hide the buildings. There was some discussion on this. Kent agreed with Lisa.

Marty thought it was a good idea to move the business to this location and felt they are a reputable company.

### **MOTION**

Earl made a motion to recommend to the town board Jim Merritt & Phil Haas General Ag Special Exception request to build a cement plant located off of Highway 29 with the additional recommendations of placing a berm with trees, limited lighting ("dark sky lighting") and notifying neighbors, Lisa 2<sup>nd</sup> Carried unanimously.

### **DISCUSSION COMMERCIAL DISTRICTS AND THEIR IMPACTS**

General Commercial

#### **Food & Grocery**

Signage

Is there a size limit?

The County handles the size of signs and enforces it.

#### **Food Disposal**

This is not regulated at the County level but handles at the Federal level.

Earl noted that as of 2016 all food will have to be removed before it goes to the landfills.

Lisa main concern is unsecured food disposal. She would like to see the temporary storage kept in a steel cage.

The commission thought any potential Food or Grocery business that come into our township could be asked for a food disposal plan.

#### **Lighting & Hours of Operation**

The County does have some regulations

#### **Retail Sales**

1. Appliance Stores- old appliances sitting out behind a store.
2. Lumber Yards- dust problems

Mike asked for the commission to take a look at these businesses and give an opinion at the next meeting. The goal is to educate ourselves and look for potential problems.

Ed Hartung thought Lisa should see how other Counties are regulating businesses.

Next meeting will be held August 27<sup>th</sup> at 7:00 pm.

Earl made a motion to adjourn at 8:30 pm Kent 2<sup>nd</sup> Carried.