

TOWN OF RED CEDAR MINUTES – Planning Commission Meeting

A **Planning Commission** meeting was held on Tuesday, May 22, 2018 at 6:30 p.m. at the Red Cedar Town Hall, E6591 627th Avenue, Menomonie, WI.

1. ROLL CALL/CALL TO ORDER. At 6:30 p.m., Leon Herrick, called the Planning Commission meeting to order. Present were Susan Harrison, Bob Cook, Ron Prochnow, Chad Haldeman, alternate, Marge Hebert, and Clerk/Secretary, Cheryl Miller.
2. MINUTES. *Motion by Bob Cook to approve the minutes of the April 16, 2018 meeting as presented; motion seconded by Ron Prochnow. None opposed. MC*
3. PUBLIC COMMENTS. None.
4. BUSINESS:
 - (a) Review and discuss concept plan with Cedar Corporation for proposed subdivision on 510th Avenue. Kevin Oium of Cedar Corporation provided a concept plan for a proposed subdivision on 510th Avenue north of Timber Ridge. Discussion had on town concerns with maintaining cul-de-sacs, the length of one of the cul-de-sacs, and a place to put plowed snow. The cul-de-sacs are planned to be 120 foot across with a 60 foot radius, and a temporary turnaround will be added between Lots 10 and 11 during Phase 1. They would like to start building this year. Suggested improvements included cluster mailboxes, concrete/asphalt pads in driveways for garbage cans, and widening the exit of the shorter cul-de-sac/making a reverse curve because the plow truck cannot make hard right turns. Leon will obtain curve data table information. The preliminary plat will need to be filed with the fee. *This matter was postponed.*
 - (b) Town cul-de-sacs/dimensions of right of ways. The 553rd St. cul-de-sac is the wrong size. There is no room to plow. Discussion had on reverse curves on cul-de-sacs and possible changes to the Driveway and Road Ordinance. *This matter was postponed.*
 - (c) Mathy CUP/BOA minutes re: compliance. This matter was moved up on the agenda. Candy Anderson and other representatives from Mathy, Monarch, and American Materials were present. Copies of permits, other documentation, and the 1994 BOA minutes for the American Materials CUP were handed out. Candy explained that when the land was purchased, they received a warranty deed which states that the water area has to stay open. They have required plans from the state, storm water permits from the DNR, and an air permit related to crushing. They met with Bob Colson, and he stated they are in compliance with the CUP. They are allowed to store concrete in the water pit. They crush every year, and the storm water pond is separated from the concrete pile. The pond was originally a borrow pit and it is now a storm water pond. Concerns were raised by Planning Commission members with respect to the runoff pond south on the fuel tank side which the co-op also drains into, groundwater recharge rate, the depth of the hole and how far it is above the groundwater, what is being dumped in the pit in addition to concrete, the size of the concrete pile, whether they are allowed to recycle rather than store materials, and possible pollution problems. Company representatives indicated that they have double-walled tanks with a secondary, paved containment area. They have been putting concrete in the hole since 1996 and have been crushing every 3-4 years since then. They may be able to keep the pile lower and crush more. They will try to find more documentation and will have a hydrologist make a determination of where the ground water is. Chippewa County issues licenses to recycle, and the plant there has one. Cheryl will email the minutes to Candy when they are done. *This matter was postponed.*

(d) American Express Special Exception Permit/Updates. They contacted Cheryl, and they are still working on a proposed Developer's Agreement. *This matter was postponed.*

5. ADDITIONAL RECOMMENDATIONS. None.
6. COMMUNICATIONS/ANNOUNCEMENTS. A retracement CSM was received on the Preston property. A discussion was had on ordinance violations at the Clark property on 610th Street.
7. UPCOMING AGENDA ITEMS. Review Driveway and Road Ordinance for possible changes. Report on Zoning Workshop.
8. SET NEXT MEETING DATE. Tuesday, June 26, 2018 (this is one week later than the usual date).
9. ADJOURN. *At 9:35 p.m., the Chairman, Leon Herrick, adjourned the meeting without objection.*

Cheryl Miller, Clerk/Secretary

May 30, 2018