

**PLAN COMMISSION
TOWN OF GRANT
AUGUST 24, 2011**

Present: Julie Kramer, Lori Ruess, Ron Becker, Darcy Held, Marty Rutz, Jim Wendels and Sharon Schwab.

Citizens present: Beatrice Brandt, Carlene and I. Bruce Sanborn, Scott Provost, Kitty Gross, Tom and Thea Provost.

Meeting called to order at 7:00.

SANBORN CONDITIONAL USE PERMIT

I. Bruce and Carlene Sanborn are requesting a CUP to maintain a Hobby Farm in a low density residential zone. The property is 7.5 acres on Cty U and Lake Road.

- Property is For Sale and interested buyer would like to have horses, chickens and possibly sheep.
- In the past Sanborns have had 2 roosters, 15 chickens, sheep, and cows.
- Sanborns spread animal waste on property fields.
- The Plan Commission proposes the following animals to constitute a Hobby Farm.
 - 4 large animals such as horses however no cattle.
 - 15 medium animals such as sheep.
 - 30 small animals such as fowl however no roosters.
- Fence must be maintained in good order to confine animals.
- Storm water retention on site by maintaining existing drainage patterns and vegetative cover.
- CUP to be transferable.
- Revocability clause.
- Citizens present were there in support of a Hobby Farm.

Darcy Held made a motion to recommend the CUP with Ron Becker making a 2nd motion. All members' ayes, none opposed.

- A Public Hearing will be scheduled for September 14th, 2011.

August minutes reviewed. Motion made by Lori, seconded by Darcy to approve pending typo corrections.

MIKE GALLES CUP UPDATE

Jim presented Mike with the options stated in last month's minutes. He wants to talk to the Plan Commission again about mapping and presenting a visual greater than 4000 sq ft. including the building and vegetation. After discussion the Plan Commission is sticking with the first condition of no great than 4000 sq ft. Jim will inform Mike of this decision. (FYI: Charles Rickman new building is 50'x75' including overhang.)

ZONING UPDATE

- Marty reported permits totally \$160.
- Marty reported Mr. Zager that has the bait for sale on Lake Road is going to use up what he has and then discontinue his sales.
- The family selling eggs need to go to the Board of Adjustments. Marty will create a form for them to fill out to present to B of A.

CITIZEN INPUT

Scott Provost is concerned about the impact of agricultural contamination in ground water/waterways by way of spraying, fertilizing, etc. The Plan Commission will review Exclusive and Transitional Ag zoning definitions. Ask Brian Formella if he feels rezoning should occur when or before switching to strictly crop. (Our interpretation of vegetable is a crop for human consumption.)

Sharon shared handouts on Ag Enterprise Area Forum, "Comprehensive Plan Future Land Use/Zoning Update and Related Issues" and "Participation in County Outdoor Recreation." The Commission discussed ideas to submit for "Participation in County Outdoor Recreation" including; an outdoor pavilion across from the Town Hall, pull outs along Buena Vista, Cty W, and 4 Mile Creek for viewing and access to trout streams, and a bike path on the old railroad tracks.

UAP

- Would this be an opportunity to go with underground utility facilities?
- Create an ordinance on noncompliance of policy - have Brian do this.
- Use Adams Columbia permit application to model ours.
- \$20 permit fee
- Diggers Hotline will have a list of all utilities.
- Jim will check DOT for permit application and send to Julie
- Sharon will share Adams Columbia permit application.
- Make suggested changes on UAP. See mark ups on handout.

Darcy will not be able to attend meetings until April as he will be out of town working. We will continue to correspond via e-mails.

LOOKING AHEAD

Nuisance/Junk Ordinance, Driveway Ordinance

Meeting adjourned at 10:15. Motion made by Sharon, seconded by Darcy.

Next meeting Wednesday, September 28, 7:00.

Julie Kramer

Plan Commission Secretary

ACTION ITEMS

Check into creating a logo for the Town of Grant.

Jim will forward Town of Hull Nuisance Ordinance to Plan Commission members.

Jim will contact Steve Bradley about pulling land out of exclusive ag.

Lori will share MOU

Read Exclusive and Transitional Ag zoning definitions.

Sharon will send liability requirements to Carl Novack

Jim will check DOT for permit application and send to Julie

Sharon will share Adams Columbia permit application.