

**PLAN COMMISSION  
TOWN OF GRANT  
JUNE 23, 2010**

Present at the meeting were Sharon Schwab, Julie Kramer, Darcy Held, Ron Becker, Lori Ruess and Jim Wendels. Not present was excused member Marty Rutz.

Meeting called to order by Jim Wendels at 7:00.

**April minutes reviewed. Approval pending upon corrections. Motion made by Sharon, seconded by Darcy.**

**NOTE: The Plan Commission didn't conduct a meeting in the month of May (2010) due to scheduling conflicts.**

**BUSINESS ACQUISITION:** Carol Wesenberg, 5321 80<sup>th</sup> Street approached the Plan Commission to explain the possibility of constructing and running a Dog Boarding/Daycare facility on her property. Carol previously worked for The Guardian and would be modeling her business similar to it. The bullets below were points of discussion.

- Property consists of 17.5 acres.
- Property has one house and a garage/storage building.
- Business would be for extended dog boarding and daily daycare.
- Would need to put up a building and fencing for housing. See submitted layouts.
- Carol shared a letter of recommendation from Don Bohn. (See letter.)
- Outside fencing would be for play areas and potty breaks. Potty breaks for all dogs would be at approximately 6am and 8pm. All dogs would be in by 8:30 pm.
- Dog waste would be contained in 5 gallon buckets and disposed of in a Veolia dumpster.
- Business would have 1 full time employee and several part-time employees. Carol would run the business on the weekends. The number of employees would be based on need/demand.
- An area in the building will be designated for grooming. This aspect of the business would be leased to a groomer.
- The facility could operate with up to 20 dogs.
- Dogs would go outside in groups approximately 5 times a day for about 20 minutes.
- Going out in groups and allowing these dogs to "open play" helps reduce barking compared to dogs being confined to an outdoor kennel.
- "Open play" ratio of staff to dog would be 1 to 8.
- Additional outdoor lighting would be near the kennel and not the play park area.
- Approximate hours of public operation for drop off and pick up: 7:30am to 9:30am and 3:30pm to 6:30pm.
- Additional fencing for personal use would be for sheep and personal dog training purposes.
- Carol would like to get the business running this year.

The Plan Commission reviewed options including rezoning the property from low density to general agriculture to accommodate the county zoning ordinance for kennels or submitting a Conditional Use permit under the present zoning. The commission agreed that the best route to go would be with a CUP. Julie gave Carol a CUP to fill out. (Page 2 or Zoning Ordinance under Low Density Residential: **Intent**. This District is intended to provide urban-fringe and rural area landowner/residents with greater flexibility in land

use than the High Density Residential district. One and Two family residential development is consistent with this District, as well as other nonintensive uses typically associated with the rural residential life-style. Low development densities should be maintained to prevent degradation of groundwater from on-site waste disposal systems.) The Plan Commission will be visiting the facility formally housed by The Guardian on Monday, July 12 at 7:00 to get an idea of how the business ran. (3621B 64<sup>th</sup> Street North) Research of dog boarding/daycare facilities and neighbors living next to this type of business will be done to collect any comments and/or concerns.

## CITIZEN INPUT

- Sharon shared that Patty Dreier, County Executive, will be at the Town Hall on July 14 from 5 to 6pm for a Listening Session.
- The county has shared that residences without an approved private sewage system have been contacted by Portage County Planning and Zoning.
- The residence that have chickens within a high residential area are going to Circuit Court to appeal. (Minutes from Zoning Administrator Updates from April 2010: Marty received a complaint about chickens in a high density residential area. A review of the Zoning Ordinance came up with: Page 14: D.3: Buildings used to house animals or poultry shall not be closer than 100 feet to any side lot adjacent to a residential lot. Page 3: Intent: This District is intended to provide for high density, unsewered, one or two family residential development. This District is intended to promote a residential atmosphere and to protect residential property values by prohibiting uses, which are incompatible with homes. *Upon review, the Plan Commission came to the decision that chickens are not allowed in high residential/subdivision areas.*)
- Sharon shared information pertaining to Ordinance Enforcement Generally: Nuisances: Zoning Ordinance. See handout.
- Town of Grant residence, Mr. Krage is concerned about Indian Mounds that have been surveyed and possibly split between properties. (Located on 87<sup>th</sup> Street between Evergreen and Tower.) Refer this concern to Marty to possibly have the properties resurveyed.
- FIRE ORDINANCE
  - Darcy shared minutes from the Fire Committee meeting. (See handout.) Sharon shared an updated Ordinance Establishing Fire Protection Charges. (See handout.) Plan Commission discussion:
    - ✓ If a fire covers multiple properties would each property be charged \$500? The way the ordinance is written the answer is Yes.
    - ✓ Would it make sense to have the totals in the ordinance amount read \$0 to keep the ordinance on the books? Ask this question to Brian Formella.
    - ✓ If we maintain a change, it is a charge for an actual service provided.
    - ✓ Suggested rewording of WHEREAS in the ordinance. WHEREAS, it is in the public interest of the Town of Grant to charge the costs of such protection for a direct service to property owners in the event of an incident. (Possibly add wording about this being applicable to originating source.)
- The Town would like to request a yearly updated map from Adams/Columbia Co-op in the fashion that Uniontell has provide recently. Add to list of things to do: Create a permit or ordinance that meets our standards pertaining to utility installation.
- Julie shared that the street signs for Deer Rd and 90<sup>th</sup> Street are missing.

## **LOOKING AHEAD**

Nuisance/Junk Ordinance, Driveway Ordinance, Permit or Ordinance pertaining to Utility Installation.

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

Next meeting Wednesday, July 21, 7:00.

Julie Kramer  
Plan Commission Secretary

## **ACTION ITEMS**

Sharon and Jim will compose a letter to send to Ray Schmidt/check County Subdivision Ordinance before contacting Ray.

Review with the Transfer Station employees items that are dumpster/nondumpster items  
Invite Pete Rekoske to the Plan Commission meeting in July 2010 to report his progress on cleaning up of junk on his property.

Julie needs to get 2 Zoning Maps for the new Plan Commission members.

Julie will accept all changes in the Zoning Ordinance and make copies.

Visit facility previously occupied by The Guardian, July 12 at 7:00.

Marty will check on possible property split pertaining to Indian Mounds.

Ask Brian Formella about maintaining Fire Ordinance on the books with a change of \$0.