

**PLAN COMMISSION
TOWN OF GRANT
SEPTEMBER 22, 2010**

Present at the meeting were Marty Rutz, Sharon Schwab, Julie Kramer, Darcy Held, Lori Ruess, Ron Becker and Jim Wendels.

Citizens present in the gallery, Mark Gamroth, Dennis Bauer, Frank Johnson Jr. Terry Kramer, Patti Bauer, Paul Goldenstern and Cindy Goldenstern.

Meeting called to order by Jim Wendels at 7:05.

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

CITIZEN INPUT

- Sharon brought it to our attention that we will need to update and print our recycling brochure by the end of November to have them ready to be mailed with tax bills. Sharon and Julie will work on this.
- Sharon shared a NCWRPC handout with Jim.
- Note to Jim and Marty: Application for Utility
- The Rural Planning Committee will have Lori Ruess as an alternate, replacing Ben Bottensak.
- Pete Rekoske was unable to attend the meeting to share the inventory list the Plan Commission is requiring him to create. After speaking with him, Jim has giving him a 1 week window to complete the list. (Pete only has his occupational license and can't drive past 5:00pm) If need be, Jim will go to Pete's to acquire the list. Jim took perimeter photos of the property to use as comparisons in the future.

BAUER BLASTING

A letter was mailed to Dennis Bauer of Bauer Blasting along with the neighboring residence stemming from a complaint about sandblasting noise coming from the business. Dennis wanted to know when the complaint was filed. Darcy stated the complainant wants to remain anonymous but that the complaint was from whooshing noises coming from the sandblaster hitting the surface on a Saturday. The Plan Commission explained that we are not trying to jeopardize his business but that he needs to operate within his Conditional Use Permit and that because he is operating within a residential area he needs to be considerate of neighboring properties and their value. Terry Kramer stated that he has only heard sandblasting 4 or 5 times in the 2 years Dennis has been running his business. Terry said that the farmers are noisier than the sandblasting. The Plan Commission mentioned that the farm land is zoned agricultural so that is to be expected. Frank Johnson Jr. has no complaints. Dennis admitted to working on a Saturday because he was forced to work on a job that had been rained out and he needed to get it done. The Plan Commission suggested that Dennis starts looking into putting up a building and moving his sandblasting indoors as mentioned in his CUP. Dennis has looked into loans for a building. Dennis would also like to change his hours from 8am-4pm to 8am-5pm. He also stated that he works on his property 2-3 hours a day about 1-2 times a week. 90% of his work is off site. The Plan Commission will make a sight visit and evaluate the noise on Saturday, October 2 at 8:00am.

CUP MARK GAMROTH

Mark submitted a CUP to request an accessory building greater than 2000 square feet in a High Density Residential area located on lots 18 and 19 on 84th Street South.

- Mark will be combining 2 parcels and by doing so the wanted accessory buildings will exceed 2000 square feet.
- Each lot has its own driveway. Culverts are not necessary.
- A small existing shed on Lot 18 will need to be moved behind the garage for aesthetic purposes.

Darcy Held made a motion to approve the combining of the lots and to allow the exceeding of 2000 square feet of storage sheds, allow 2 driveways and to have concrete approaches and proper water run off. Ron Becker seconded the motion all others approved with ayes.

CUP PAUL AND CINDY GOLDENSTERN

Paul and Cindy submitted a CUP requesting the construction of an accessory building greater than 2000 square feet in a High Density Residential area located at 8111 Grove Avenue.

- Paul stated that the county allows an accessory building to be 2800 square feet and realizes the Town only allows 2000 square feet.
- The building would be purposed for additional storage.
- Would like the shed to be 40'x56' but may need to go 38' wide to provide room for eaves.
- Paul has started the process with the county because of Shoreline Zoning.

Darcy Held made a motion to approve the exceeding of 2000 square feet but not to exceed 2800 square feet with a peak height not to exceed 20' and to provide proper water run-off. Ron Becker seconded the motion all others approved with ayes.

ZONING UPDATE

- Marty shared that there were 6 permits totaling \$295 for the month of August.
- Marty opened up a conversation about the county charging \$50 for Tracy Pelkes signature on a Certified Survey Map. He questioned whether the Town of Grant should be charging to obtain a necessary signature since it sometimes involves a bit of mileage and running around to acquire. Jim Wendels made the motion to charge a \$20 CSM signature fee. Darcy seconded the motion all others approved with ayes.
- Rob Luecht was unable to present his Rezoning Application in time for this meeting because of paperwork delays. He will be put on the October agenda.

LOT AVERAGING

See handouts. Jim Wendels explained Lot Averaging at the Annual meeting and it got public support. Note that the County uses Lot Averaging.

Questions to inquire about to the County:

1. When acreage gets divided what are the smaller lots zoned?
2. Would this be part of our zoning ordinance or a stand alone ordinance?
3. How often has this been used in the County?
4. Has the wording been tweaked or are you finding wording that should be changed?
5. Can we craft our own or do we have to adopt the County's?

In November have a special County meeting to discuss nuisance ordinance, lot averaging and flight photos.

LOOKING AHEAD

Nuisance/Junk Ordinance, Driveway Ordinance, Permit or Ordinance pertaining to Utility Installation. Revisit zoning ordinance: definitions: lot size and highway right away.

Sharon will contact the county to get dates to have a November meeting to discuss nuisance ordinance, lot averaging and flight photos. The Plan Commissions best date would be November 30.

Meeting adjourned at 10:20. Motion made by Darcy Held, seconded by Ron Becker.

Next meeting Wednesday, October 20, 7:00. Sharon will be excused from this meeting.

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.

Send Pete Rekoske an agenda to February's meeting to update clean-up progress.

Invite Jeff Schuler and Chris Mrdutt to a meeting to discuss nuisance ordinance.

Check into creating a logo for the Town of Grant.

In November have a special County meeting to discuss nuisance ordinance, lot averaging and flight photos.