

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
August 20, 2015

Present: Jim Wendels (Chairman), Kathleen Lee (Secretary), Marty Rutz, (Zoning Administrator) Lori Ruess, Nathan Wolosek, Ron Becker, Sharon Schwab (Committee members)

Citizens Present: Wayne Brody, Jeff, Ruth, & Liz Martin, Ronald Weiner, Frank Johnson, Jr., and Mike Galles

CALL TO ORDER at 6:30 by Jim Wendels, Chairman

STATE OF PUBLIC NOTICE

It was stated that the agenda was posted at three posting stations.

APPROVAL OF MINUTES It was moved by Jim Wendels and seconded by Ron Becker to approve the July 17, 2015 minutes with corrections to spelling. The motion was approved unanimously.

Jim Wendels reported the CUPs approved at July meeting were approved at the August Town Board meeting with some revisions based on citizen input. Committee members should have received copies of the revised CUP via email.

CITIZEN INPUT

Frank Johnson inquired about the current status of an ordinance regarding all terrain vehicles riding on roads in the town of Grant. He was informed that the Plan Commission will address the topic in the future after priority items are addressed including CUPs, Farm Land Preservation, and the Zoning Ordinance revision. Nathan Wolosek reminded interested parties that the county needs to be contacted for county road access. Portage County should be contacted regarding use of County U from Griffith to Whitrock.

Wayne Brody questioned a “Can’t Afford Sturgis” party to be held at Evergreen and 87th. The citizens were informed that the town does not have an ordinance regarding large events. No one has requested a temporary, picnic license for alcohol. There has not been a large gathering permit issued by the county. Citizens would need to contact the Portage County Sherriff with complaints.

STONEY BROOK OUTFITTERS CUP

The application for a conditional use permit for a dog training kennel and storage building submitted by Jeff and Ruth Martin was discussed. Mr. Martin stated he is planning a 30 x 50 foot building with sixteen indoor and outdoor dog runs. The dogs will be closed in at night. Many trees would be removed, but trees lining the borders of the property will remain in place. The area would be fenced. He trains dogs using the Silent Command System. Barking is eliminated with this type of training. He will not operate a boarding kennel or raise puppies. During training, a dog boards for 1 to 3 months. Training tends to be a seasonal event. The 30 acre property is located at the southwest corner of Oak and 90th. The training birds used are quails and pigeons. Pheasants are not used. Because of the birds, it is a game farm. The kennel will have a dedicated septic for the dogs and separate one for humans. Current business location of Stoney Brook Outfitters is in Rudolph. Mason Kennel Company is designing the building. Mr. Martin was informed he will need fire inspections because people come to the site. He should also check with Portage County regarding the need for a kennel license.

It was moved by Nathan Wolosek to approve the CUP with stated conditions for a dog training kennel on a property owned by Ronald and Suzanne Weiner at 8620 Oak Street. It was seconded by Ron Becker. The motion was approved unanimously.

The Plan Commission recommends the following conditions:

1. Proprietor shall adhere to the site plan, building schematics and responses to the Conditional Use Permit Application.
 - a. These documents are considered conditions of this permit.
2. Obtain a Portage County Kennel license if applicable.
3. Training area for dogs to be enclosed with agricultural roll fencing.
4. Maintain a Wisconsin Department of Natural Resources Game Farm License and have it available for viewing on the premises.
5. Uphold the Town of Grant Dog Ordinance.
6. Allowed to release live birds including rock doves and quail, but refrain from releasing non-native ring-neck pheasants which parasitize threatened native prairie chickens.
7. A non-flashing illuminated advertising sign up to twenty-five (25) square feet may be installed on the premise off roadway right-of-way.
8. If nuisance noise from dog(s) becomes a concern from neighbors, measures must be taken by the Proprietor to comply with noise reduction efforts and those measures should be documented and shared with the Town Board.
9. Waste generated from Stoney Brook Outfitters business operation cannot be disposed at the Town of Grant Transfer Station.
10. The Town Board requires annual fire inspection of Stoney Brook Outfitters with full compliance to any safety code violations discovered during the inspection.
11. Proprietor shall comply with the storm water management principle of no additional storm water runoff shall leave the parcel as a result of the development(s).
12. Adhere to other information provided within the conditional use application.

ZONING ADMINISTRATOR REPORT

The report of the building permits/fees for the month of July 2015 was distributed. A total of \$545 in fees was collected. These included a porch, a new residence with address, two certified survey maps, and 2 utility accommodation policies.

Three CUPs have been received for consideration in September. Copies of the applications were distributed. There is the potential for additional applications.

At this time Bernie Klafka has not followed through with the CUP that was initiated. He will be notified that he is at risk of receiving a citation for running a business without a CUP.

FOLLOW-UP ON REZONING REQUEST BY MIKE GALLES

Marty Rutz and Sharon Schwab signed the CSM that Mr. Galles will need when he contacts Portage County regarding rezoning property located at Griffith Ave and County U. He was instructed to contact Vicky Zimmerman regarding the minutes from the August 12th Town Board Meeting.

FARM PRESERVATION

The email from Scott Karel was reviewed. No one was able to clearly state the role of the Town of Grant in certifying our ordinance as farmland preservation. Nathan believes the Portage County is doing this for the other townships in the county. Several committee members believe that Portage County plans to approve a farm preservation plan at a meeting in September. The final deadline for a plan to be submitted to the state is December 31, 2015. We may need to reword our parts of our exclusive ag district for it to comply with the farm preservation, but Scott Karel said there were no major problems. Nathan will

contact Barry Jacowski, the chairperson for the Portage County Farm Preservation Ad-Hoc Committee. Sharon will contact Jeff Schuler, Portage County Planning & Zoning Director. The responsibilities of the Plan Commission and the Town of Grant need to be clarified so the task can be completed.

TOWN BOARD REPORT

Based on the lateness of the hour, a report was not given.

The meeting was adjourned at 9:30 pm.

Respectfully submitted,
Kathleen Lee