

PLAN COMMISSION
MEETING MINUTES AND NOTES
TOWN OF GRANT
July 17, 2019

PRESENT: Thomas Reitter (Interim Chairperson) Ron Patterson, Charles Gussel (Members), Kathleen Lee (Secretary)

EXCUSED: Nathan Wolosek, Marty Rutz

CITIZENS: Paul Goldenstern, Diana Luecht, Ira Gordon, Sandra Gordon, Sharon Schwab,

CALL TO ORDER

The meeting was called to order at 6:34 pm by Tom Reitter.

STATE OF PUBLIC NOTICE

It was stated that the agenda was posted at two posting stations (the Grant Town Hall and the Grant Transfer Station) and on the Town's website.

MINUTES

It was moved by T. Reitter and seconded by C. Gussel to approve the May 16, 2019 minutes with the correction of a spelling error. The motion passed with unanimous ayes.

It was moved by T. Reitter and seconded by R. Patterson to approve the June 26, 2019 meeting notes with a correction of the year that a letter was sent by Attorney Golden to read 1995. The motion passed with unanimous ayes.

CITIZEN INPUT

Sharon Schwab shared sample ordinances of for small wind energy systems and wind turbine ordinances. T Reitter summarized previous Plan Commission discussion related to renewable energy. The Plan Commission will need to determine if the Board is interested in such an ordinance.

PURCHASE RIGHT OF WAY

This is a continuation of the discussion started in June. A request had been received from Ira Gordon regarding purchasing the right-of-way to the north of his property (parcel #018720101) in the Kellner Park Subdivision. At the June meeting, it was recommended that the Gordons speak with their neighbors. The Gordons were in attendance. Mr Gordon has spoken with the Richmonds to the north and the Kalatas to the east. He reported, they have no objections. C. Gussel stated the Town Board will need to decide if they are willing to sell it.

It was motioned by C Gussel and seconded by R Patterson to forward the request to the Town Board. The motion passed with unanimous ayes. K Lee will forward the request to the Town Chairperson and Town Clerk for it to be added to the Town Board Monthly Meeting agenda. It was noted that the sale would require approval by the electorate.

INQUIRY REGARDING ABILITY TO PURCHASE PARCEL #0187437

K Lee spoke with the person making the inquiry to make her aware of tonight's meeting and the process involved in the Town selling designated park land. She stated she would not

move forward at this time with her request, but would like to be notified if the Town decides to sell the parcel in the future. R Patterson questioned why the parcel was never developed into a park by the town. No one was able to the answer to the question with certainty.

ZONING MAP REVIEW AND UPDATE

Paul Goldenstern would like to see parcel # 018220730-12.03 and 018220730-12.04 rezoned to commercial from high density residential. He is planning on purchasing those parcels and would like to expand his business (Paul's Repair) to those parcels. This change would require an amendment to the Future Use Map of the Comprehensive Plan. Mr. Goldenstern shared his plans for the land. Discussion occurred regarding whether this request should be a separate change or if it should be included with the Zoning Map revision currently taking place. Mr. Goldenstern was given a CUP/Rezone Application and provided a brief explanation of how to complete the form. After the application is received, the request will be placed on the next agenda of the Plan Commission.

Review of the draft zoning map began. The changes made to the map in May were discussed. C Gussel had questions regarding the Jinsky property. It was clarified that the property in question is not his home, but a parcel with a storage building located on Griffith. With the use of electronic maps, the location of the Jinsky property (#018-22-0730-12.31) in relation to adjacent commercial properties was identified.

The prior rezone by Tosch that is not clearly visible on the map was briefly discussed.

It was deemed difficult to examine the 11x17 inch draft zoning map, particularly the Kellner area. Rod Sutter will be contacted by K Lee to produce a blown up map of Kellner (Elm St to County W, and County U to 100th Street). He will also be requested to show commercial in red instead of plaid, to adjust print on the blow up of Kellner so road names do not obstruct the parcels, to provide a pdf of the Kellner map, and to produce a larger map of approximately 24 x 42 inches of the entire Town.

The zoning map will be on the August agenda.

ZONING ORDINANCE REVIEW AND UPDATE

Deferred to give the Plan Commission members additional time to read the final draft. K Lee will deliver a copy to N Wolosek. The Zoning Ordinance will be on the August agenda.

ZONING ADMINISTRATOR REPORT

M. Rutz submitted his report electronically. There were six permits for a total of \$215. This includes a pond, two accessory buildings, a raze and two driveways.

TOWN BOARD REPORT

K Lee stated that at the 7-10-2019, the Board amended the ATV Ordinance to clearly indicate that only the northbound land is open to ATV/UTV traffic. The southbound lane is in Grand Rapids and they do not have an ATV ordinance. Attempts are being made by the Saratoga ATV club to establish a trail from 82nd Street to Mickey's Tip Up. Riders could then travel north on County U from that point to South Park Road.

CUP APPLICATION FORM

Only minor revisions have been suggested. It had been previously recommended to add a request for Future Use Map revision on the form, in addition to a rezone request. Discussion deferred to the next meeting.

MEETING WITH TOWN BOARD

C Gussel has talked with the Town Board regarding having a meeting with the Plan Commission. He said this could occur at our regularly scheduled meeting or on a separate date.

A date for the next Plan Commission meeting was scheduled as Wednesday, August 7 at 6:30 pm.

T Reitter will talk with Town Chairperson Chris Kruger to determine the purpose of the joint meeting and when it should happen.

ADJOURNMENT

The meeting was adjourned at 9:16 pm.

Respectfully submitted,

Kathleen D Lee

Plan Commission Secretary
Approved August 7, 2019