

PLAN COMMISSION
MEETING MINUTES AND NOTES
TOWN OF GRANT
August 7, 2019

PRESENT: Thomas Reitter (Interim Chairperson), Charles Gussel, Nathan Wolosek, (Members), Marty Rutz (Zoning Administrator), Kathleen Lee (Secretary)

EXCUSED: Ron Patterson

CITIZENS: Paul Goldenstern, Diana Luecht, Chris Kruger, Dale Winkler, Vicky Zimmerman

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 C. Gussel and seconded by N. Wolosek to approve the July 17, 2019 minutes. The motion passed with unanimous ayes.

CITIZEN INPUT

None

REZONE REQUEST

A written request to rezone parcel numbers 018-22-0730-12.03 and 12.04 from high-density residential to commercial has been received from Paul and Cindy Goldenstern. Mr. Goldenstern attended the meeting to speak regarding the request. He plans to expand the parking available for trailers at his business, Paul's Repair Plus, LLC located at 4331 80th Street South, Wis. Rapids, WI 54494. The parcels in question are directly south of his current commercial property. He plans to expand the trailer yard, make repairs to the home at 4431 80th Street South and accessory building on parcel number 018-22-0730-12.03 and likely rent the home. At this time there are no plans to perform auto repair or sell cars from the two parcels. Fluid leakage would not be a concern.

No concerns were expressed regarding the rezone to commercial. The current business has the required permits/licenses needed for operation, has a plan for dealing with wastes, and undergoes regular inspections. Discussion focused on the house. Rental property is not listed as a permitted or conditional use in the Commercial District. The house most recently was used as a residence. After much discussion it was deemed that utilizing the house as a rental property is similar and compatible.

It was motioned by C. Gussel and seconded by N. Wolosek to approve the request by Paul and Cindy Goldenstern to

- **amend the Comprehensive Plan Future Use Map 8.2 by changing parcels 018-22-0730-12.03 and 018-22-0730-12.04 to Commercial,**

- **rezone the parcels 018-22-0730-12.03 and 018-22-0730-12.04 from High-Density Residential to Commercial, and**
- **approve the conditional use of expansion of an existing business including the use of an existing home as a residential rental on property zoned Commercial.**

The motion passed with unanimous ayes.

K. Lee will prepare the resolution statement for the Comprehensive Plan amendment with guidance from Kristen Johnson, Portage County Planning and Zoning, Associate Planner. The resolution and recommendations will be forwarded to the Town Board.

A recommendation will be forwarded to the Town Board to grant a Conditional Use Permit to Paul and Cindy Goldenstern for an expansion of Paul's Repair Plus, LLC on property in the process of being rezoned from high-density residential to commercial. The recommended conditions are as follows:

1. Maintain current business plan.
2. Maintain licenses related to the business.
3. Current residence on parcel 018-22-0730-12.03 can be used and maintained as a rental property.
4. Retain screening to the east of parcels 018-22-0730-12.03 and 018-22-0730-12.04
5. If the business expands to parcel 018-22-0730-12.04, screening should be provided to the south property line.

DISCUSSION WITH TOWN CHAIRPERSON

General discussion took place regarding permitted uses and conditions for each of the zoning districts. The impact of Act 67 is not fully understood. Copies of Act 67 were distributed. All members should become familiar with the Act prior to the next meeting. The zoning districts will be reviewed at that time. There is some uncertainty regarding including the Farmland Preservation Overlay District as a zoning district.

Town Chairperson Kruger hopes to identify a person to appoint to the Plan Commission chair position within a week. He would not like to include a Board member on the Plan Commission. T. Reitter shared his view of the function of the Plan Commission. The group would complete work and once completed, forward it to the Board. The Board at that point would decide what to do with the work product. N. Wolosek commented that having a Board member on the Plan Commission helps facilitate information between the groups. Regular feedback and input from the Board is useful. The Town Board could be in the dark without a representative on the Plan Commission.

C. Kruger would like the Driveway Ordinance amended. He views the current ordinance as too restrictive for a rural area. K. Lee suggested that M. Rutz be actively involved in making amendments to the ordinance.

C. Kruger would like to see an ordinance/resolution on the timeframe for completing meeting minutes. He is suggesting 10 days so they are available prior to the next meeting. Once

approved, they can be posted on the website. It was suggested that the Towns' Association might have a sample ordinance. Most documents on their website are password protected. Town Board members have direct access, but not the Plan Commission. It was suggested that the Town Clerk forward relevant communications from the Towns' Association to the Plan Commission Chair and Secretary.

C. Kruger is working on identifying a new town attorney.

There have been no complaints since all town roads have been open to ATV travel.

ZONING ADMINISTRATOR

There were four permits for a total of \$250. This includes two driveways and two additions.

FUTURE MEETINGS

September 18, 2019

October 16, 2019

ADJOURNMENT

The meeting was adjourned at 9:50 pm.

Respectfully submitted,

Kathleen D. Lee

Plan Commission Secretary

Approved September 18, 2019