

**PLAN COMMISSION
TOWN OF GRANT
NOVEMBER 28, 2012**

Present: Lori Ruess, Darcy Held, Jim Wendels, Sharon Schwab, Ron Becker, Julie Kramer and Marty Rutz

Gallery: Mary Robers, Keith A. Nyman; New Cingular Wireless/AT&T Mobility

Plan Commission meeting called to order at 7:05 pm.

CUP NEW CINGULAR WIRELESS/AT&T MOBILITY

Keith A. Nyman c/o Goodman Network agent submitted a Conditional Use Application to replace six existing antennas with six new Long-Term Evolution (LTE) antennas and replace and/or add new equipment inside existing shelter at 3811 N. 100th Street (E911). Keith provided a Structural Modification Report and project information. (See handouts.)

Points of improvement include: ability to remotely make changes, RRU Remote Radio (electronic tilts), structurally “beefing” up towers/antennas, 4G upgrades.

Keith will provide Marty an ACR. (FCC license, due diligence). He will also review and submit all applicants to be listed on CUP and email to Jim, Julie and Marty.

Approximate start date would be in March with a 3 day construction schedule. Upon completion a set of “as builds” will be provided within 6 days.

A motion was entertained by Darcy to approve the CUP with following conditions:

1. Owner shall adhere to the site plans, structural stability reports, foundation report, building schematics and submitted responses to the Conditional Use Permit Application.
 - a) These documents are considered conditions of this permit.
2. A valid and current Certificate of Liability Insurance listing the Town of Grant, as “Additional Insured” shall be on file at the Town of Grant for review and inspection.
3. Upon completion of work provide a set of “as builds” within 60 days.

Motion was seconded by Sharon. All in favor: all ayes. A Public Hearing is scheduled for January 9, 2013.

MARY ROBERS CUP

Mary Robers submitted a Ponds Permit Application for the purpose of excavating and expanding an existing pond, on property zoned low density residential located at 9221 County Road WW.

Mary explained that the excavating would consist of creating a 3 to 1 slope and the hauling of material to an adjacent property with no hauling being done on roads.

A motion was entertained by Darcy to approve the CUP with following conditions:

1. This conditional use permit will be revisited if the excavation and hauling of materials isn’t completed within 2 years.
2. Slopes created by excavation must have a minimum three (3) to one (1) ratio from top of excavation to waterline, horizontal to vertical to minimize cave-in and slump, wind and water erosion and lateral shifting of the undisturbed ground surface near the excavated area.
3. Pond is restricted to less than 20,000 sq feet.
4. Stockpile shall be located not to encroach on any town toad, county road or lot line setbacks as follows:

- a. Town Road Setback: 68' from centerline or 35' from right of way, whichever is greater.
 - b. County Road Setback: 75' from centerline or 42' from right of way, whichever is greater.
 - c. Side Yard Setback: 15'
 - d. Rear Yard Setback: 25'
5. Excavating material is not for resale and is being hauled to adjacent property located at 9231 County Road WW.

Motion was seconded by Lori. All in favor: all ayes. A Public Hearing is scheduled for January 9, 2013.

CITIZEN INPUT

Mary Robers shared a concern about the property north of hers having junk and rubbish on property line. Junk and rubbish includes blue liner/tarp, lawn clippings, timbers, patio blocks, railroad ties, etc.

Sharon shared the following handouts/meetings:

- County Seeking Volunteers for Bicycle Pedestrian Planning Project
- Meeting for landowners in Portage County Drainage District.
- Grand Rapids/Public Hearing/Proposed Comp Plan Amendment.
- Life-Local Indicators for Excellence Snapshot/Portage County.

ZONING ADMINISTRATORS UPDATE

- 8 permits totaling \$150.
- Marty received a call about Russ Boroga possibly excavating to remove topsoil. Marty will check into this.
- Paul's Repair is looking into purchasing property which is land locked.

DRIVEWAY ORDINANCE

Julie will update the driveway ordinance and e-mail a copy to all Plan Commission members to review before the December meeting.

SHORELAND ZONING, PROGRESS REPORT 54/U, ALL HAZARD MITIGATION PLAN

Due to time constraints, this discussion will be revisited in November.

LOOKING AHEAD

Updating Comprehensive Plan
Nuisance/Junk Ordinance

Meeting adjourned at 10:15 pm. Motion made by Lori, seconded by Darcy.

Next meeting Wednesday, December 19, 7:00 pm.

Julie Kramer

Minutes prepared by Plan Commission Secretary

ACTION ITEMS

Check into creating a logo for the Town of Grant.

Jim will forward Town of Hull Nuisance Ordinance to Plan Commission members.

Jim will contact Steve Bradley about pulling land out of exclusive ag.

Review Quarrying Ordinance to be sure we are in compliance with NR 135.32. (Print out all of NR 135 and review with our Quarrying Ordinance within the next 6 months.)

Update Quarrying Permit Process with NR updates.