

**PLAN COMMISSION  
TOWN OF GRANT  
FEBRUARY 29, 2012**

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

Meeting called to order at 7:00 pm.

**January minutes reviewed. Motion made by Sharon, seconded by Lori to approve pending corrections.**

**REVIEW OF ACTIONS ITEMS**

Jim researched health issues pertaining to green burials. References from World Health Organization, Center of Disease Control, Red Cross and State & Federal Department of Human Services turned up no concerns on the matter. Formaldehyde in a traditional burial is more detrimental to the environment than a green burial. A green burial would be similar to Indian Mounds.

**CITIZEN INPUT/TOWN REPORT**

- Beatrice, the realtor for the Sanborn property has a party interested in purchasing the property and planting pines to operate the sales of Christmas trees for business. A CUP would be needed.
- Julie presented a sample ordinance so the Town election workers can work a split shift on election days. The Town Board will address the ordinance in a timely manner before the April election.
- Farmland Preservation Program. What does the Town need to do to qualify/certify? Lori will get a contact number for DATCP.

**ZONING UPDATE**

No permits, nothing to report.

**USING AND AMENDING YOUR COMPREHENSIVE PLAN**

Ron shared handouts from a January UWEX meeting.

- A. See Outline handout.
- B. 2010 updates in Wisconsin's Comprehensive Planning Law.
- C. The law says, "Consistent with means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."
- D. The Working Lands Initiative requires that farmland preservation plans be "consistent with the comprehensive plan" and that the farmland preservation zoning ordinance be "substantially consistent with the farmland preservation plan."
- E. Clarification to the consistency requirement: This definition gives some discretion to local governments for how they interpret their local comprehensive plans. Local governments need to judge whether a proposed zoning ordinance contradicts the policies of the comprehensive plan. This definition attempts to clarify that state law does not mandate through the consistency requirement that all the detailed standards that are ultimately found in a local zoning ordinance also first need to be detailed in the local comprehensive plan.

- F. "Formatting and Writing the Staff Report" See Meck and Morris, Zoning Practice (Handout)
- G. Examples of Staff Report. See St. Croix County handout.
- H. Using your Comp Plan. "Let the Courts Guide You: Planning and Zoning Consistency", see handout.
- I. Amending your Comp Plan: Public notice, public hearing, resolution by plan commission, ordinance by board.
- J. Sharon will ask the County P&Z if there will be any grant money to help us update our Comp Plan which is due in 3 years making in 10 years old. Jeff Schular will need to supply a lot of information.
- K. See handout from Charles Lucht, Comprehensive Plan Future Land Use/Zoning Update and Related Issues.
- L. Jim will contact the county to inform them that we are ready to start updating our Comp Plan.

### **DRIVEWAY ORDINANCE**

Julie made copies of ordinances and permits gathered and shared them with the Plan Commission. Before the next meeting, the members can read through the handouts in preparation for the March meeting.

### **TOWN REPORT**

- Sharon shared a letter on resolution to adopt a Lot Averaging option for land division for review. The letter will also include drawings and language.
- Sharon, Julie and Vicky will gather names and addresses of growers to send the UAP and Permit to. The UAP will also be sent to Adams Columbia, Utility Companies, Telephone Companies, etc.

### **LOOKING AHEAD**

Nuisance/Junk Ordinance

Meeting adjourned at 9:30. Motion made by Jim, seconded by Lori.

Next meeting Wednesday, March 28, 7:00 pm.

Minutes prepared by Julie Kramer  
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.

Do homework on health issues, if any, of buried bodies in a pine box.

Julie will send amended minutes to Plan Commission members

Julie will send Jim the Zoning Ordinance (e-file)