

PLAN COMMISSION  
MEETING MINUTES  
TOWN OF GRANT  
February 15, 2017

**PRESENT:** Jim Wendels (Chairman) Ron Becker, Sharon Schwab, Tom Reitter (arrived at 6:49 pm)  
(Committee Members), Kathleen Lee (Secretary)

**EXCUSED:** Nathan Wolosek

**GUEST:** Kristin Johnson (Portage Co. P & Z)

**CITIZENS:** Shelly Higgins, Dennis Higgins, Nichole Niewiadomski

**CALL TO ORDER**

The meeting was called to order at 6:32 pm by Jim Wendels.

**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 R. Becker and seconded by S. Schwab to approve the February 1, 2017 Plan Commission Meeting Minutes. The motion passed with unanimous ayes.

**CITIZEN INPUT:**

Shelley Higgins (resident living on Angle Drive) expressed concern regarding dirt bikes on neighbor's property. The riders are not members of the household. The number of bikes varies from 2 to 7 and takes place the entire day. She is requesting some parameters to govern the riding. Her concern is about dust and noise. Other neighbors have similar complaints. Dennis Higgins has attempted to discuss the issue with the neighbor and received a negative response. At this time the Town does not have a nuisance ordinance, but plans to develop one in the future. The Wisconsin Towns Association lists nuisance ordinance as one of the top 10 needed ordinance in a town. If the ordinance included noise levels, a decibel reader would be needed.

S. Schwab offered congratulations to J. Wendels and his daughter Gracie for her appearance on WSAW's Hello My Name Is.

**COMPREHENSIVE PLAN:**

**CHAPTER 5 -**

Discussion of revisions to the Comprehensive Plan began with discussion of Chapter 5 on page 61. The proposed new paragraphs on open burning were approved with minor additions. Sources of burning permits will be added. Both the phone number and the website will be provided for information on burning permits. Specific business which provide permits will not be listed as they may change.

S. Schwab suggested adding wind erosion and aerial spraying of manure to Section 5.5 G. Air Quality. She will develop paragraphs to further describe these items. A #2 will be added under Air Quality for Wind Erosion (dust). Aerial Spraying of Manure will be added as #3, but it will not be referred to as an "emerging issues." The possible spread of pathogens is a concern and spraying is prohibited within 1200 feet of a house, but debate exists on the safe distance for the spraying.

In regards to H. Non-Metallic Mining, it should be mentioned that quarrying is addressed in the Town's Zoning Ordinance (Section X). Debate took place regarding what should be considered quarrying in the Town including if removal of soil in cranberry marshes should be classified as quarrying. S. Schwab

suggested marshes are technically mining because they are selling the sand and top soil. A second paragraph will be added that contains some of the quarrying details from the Zoning Ordinance. This would include permitted limits in General and Exclusive Ag of 20,000 sq. ft. and one acre in Exclusive Ag and Conservancy. Quarrying exceeding those limits requires a Conditional Use Permit, plus a permit from Portage County when the size exceeds one acre.

S. Schwab recommended adding a second issue to Section 5.6 Natural Resources Issues. It should read “Conservation lands should be protected for their aesthetic habitat and recreation values.”

No additional goals were suggested for Section 5.7 A.

In Section 5.7 B, objective #1 will be edited to include “quantity” of the groundwater. “Drinking water to the Town and surrounding area” will be changed to “all domestic and agriculture needs of the Town.”

Regarding Section 5.7 C Policies:

- A new policy suggested in the January meeting was reworded to “Encourage the Department of Natural Resources to evaluate and improve management practices of the Buena Vista Wildlife Area.”
- Add to the current #1 “and the value it brings to the Town.”
- Add to the current #2 “maintenance, enhancement” (between ‘preservation’ and ‘and restoration’).
- Lot averaging will not be added to #3.
- In #4, add “and surface water” following “groundwater”, and end sentence with the systems by striking “in areas not currently sewered.”
- Map 5.7 will be maintained as a reference.

Regarding Section 5.8 Cultural Resources

- Dorothy Raasch’s book (From Where They Came to Where We Are) should be referenced. It was previously discussed in chapter 1
- In Section 5.8 A., strike “Keep in mind”.
- “There is a known Native American Burial Mound in the Town of Grant located on private property.” will be added as a sentence following the sentence about “St. John’s Lutheran Parish Cemetery, located on South Park Road.”

No changes were recommended for Sections 5.9 and 5.10.

#### CHAPTER 6 -

- Change the last sentence of Section 6.2 A1 to specify Chapter 1 in addition to stating its title.
- In Section 6.2 A1, state “in the years 2010-2014”, removing the word “between.”
- In Section 6.2 A2, correct two misspellings (received and its.)
- In Section 6.2 A3, change “who” to “which.” From the same sentence, remove the word “only.”
- In Section 6.2 A4, remove “over” and the “+” before the 9%. In the last sentence of the section add “Town of” prior to Grant.
  - In the final version, we need to be consistent with the use of Town, Grant, and Town of Grant throughout the document.
- In Section 6.2 B, the types of existing businesses should be edited by adding “services” and “trucking”, plus changing Home occupations to Home businesses.

- In Section 6.3 A, strike “and industrial users”. Remove the word “large” prior to available work force. Specify school names and/or types including UWSP, MSTC, and public & parochial schools. Add “utilities”
- In Section 6.3 B, state “Improved roads are limited.”
- In Section 6.4, add Home Businesses as an additional bullet.

For the March 15, 2017 meeting, we will complete Chapter 6 and attempt to complete Chapter 7. We will review edits made to Chapter 5 in April.

### **TOWN BOARD REPORT**

- Portage County has a draft Groundwater Management Plan. It is hoped to be finalized by August 2017. Everyone was encouraged to look at the draft.
- S. Schwab has received a CD of the Town of Saratoga’s Zoning Ordinance. The disc was given to K. Lee.
- Emails have been previously forwarded regarding the Wisconsin Towns Association’s EMS resolution. S. Schwab will resend the resolution in a format that can be easily opened.
- R. Becker suggested soliciting support from Kent Hall for the resolution. There is an EMS Oversight Meeting on 2/18 at 10:00 and S. Schwab plans to attend.
- Committee members were encouraged to take advantage of training opportunities.
- A copy of the NCWRPC News, the official newsletter of the North Central Wisconsin Regional Planning Commission was circulated.

### **ZONING ORDINANCE**

Lengthy discussion took place on home businesses. When a CUP is required was the main concern. J. Wendels recommended differentiating an incidental home business and a home business requiring a CUP. Incidental home businesses do not change the essential character of the neighborhood or land use. Under permitted uses it would state “Home businesses (incidental) – see definition” and under conditional uses “Home businesses – see definition.” The last sentence of the definition would be changed to “One or more of the following go beyond an incidental home business and will furthermore require a conditional use permit.” In general, regulations may be stricter in Residential than in General Ag. There will not be a distinction between occupation and business in the ordinance. The defining characteristics in the definition were reviewed. There was particular concern about not including hazardous materials. No changes to the bulleted list were made at this time, but may be made in future meetings.

### **ADJOURNMENT**

The meeting was adjourned a 9:25 pm.

Respectfully submitted,

*Kathleen D. Lee*

Plan Commission Secretary

*Approved 03-15-2017*