

PLAN COMMISSION
MEETING MINUTES AND NOTES
TOWN OF GRANT
February 19, 2020

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

CITIZENS: None present

CALL TO ORDER

The meeting was called to order at 6:36 pm by T. 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 R. Patterson and seconded by C Gussel to approve January 15, 2020 minutes. The motion passed with unanimous ayes.

CITIZEN INPUT

A complement was offered on the clearing of the roads of snow although there is ice on the roads..

WISCONSIN AB894 and SB808

The topic of AB894 and SB808 is something brought forward by concerned citizens. The perception of the citizens is the bill is moving forward without the public knowledge. As a town Plan Commission we have limited ability to affect the bill. The bill addresses how a concentrated animal feeding operation (CAFO) is permitted in Wisconsin, including decreased town control and a new 9-person DATCP committee to oversee CAFO approval. Local state representatives are not listed as co-sponsors and there does not appear to be a Wysocki connection. The bill is reportedly supported by Wisconsin Towns and Counties associations. N. Wolosek stated it had been discussed at meetings he has attended this winter. It is thought that a committee would be more knowledgeable and unbiased when making CAFO decisions. C. Gussel stated the intent is to have a uniform approach across the state. In summary, the bill was brought to our attention by local citizens. If passed, it does have the ability to impact our town and we need to be aware of it. No action was taken to oppose or support the bill.

ZONING ORDINANCE

At our last meeting, we discussed looking at a list of approved CUPs to determine what conditional uses had been approved for various zoning districts in the past. K. Lee provided an updated list that included zoning districts.

Our current zoning ordinance includes as a conditional use, uses that are similar and compatible with the purpose/intent of the district. C. Gussels explained conditional uses were originally provided to avoid the need for a zoning change. T. Reitter added the intent of the district could be used to determine if a zoning change is required versus an allowable compatible

use. **“Other similar and compatible uses, which are determined by the Plan Commission to be in accordance with the intent of this District” will remain as a conditional use in R-2.**

Termination dates and transfers of CUPs to new owners was briefly discussed.

A variety of topics were mentioned in the course of discussion including new industries, eminent domain, and solar arrays. No action was taken on these discussions.

Wind generators had been previously added (12-18-2013) to item 5 in the list of conditional uses of R-2. Wind generators in a residential area specifically and the entire item was discussed. It was recommended and agreed to by the commissioners to **strike “wind generators” and everything after “related structures.”** Communication towers will remain, while high capacity wells will not be mentioned. Renewable energy may be something the Town needs to address in the future.

It was questioned if short term rental (e.g. Airbnb or Vrbo) should be listed as a conditional use in addition to bed and breakfast establishments. After discussion it was decided not to add short term rental. A short term rental does not change the intent. Bed and breakfast establishments remain.

It was questioned if we are going to remove the Farmland Preservation (FP) Overlay Zoning District. When DATCP was contacted regarding the steps necessary to remove Farmland Preservation from our zoning ordinance, Katy Smith replied “If the town chooses to withdraw or repeal the farmland preservation zoning ordinance, I need you to shoot an email stating as such once the town has adopted the revised ordinance.” No other steps were stated. If FP is removed, farmers interested in the program will have to work with DATCP to achieve the tax credits. When Exclusive Agriculture (A-1) was originally written, it was done so farmers could participate in the program. That district has worked for the Town. The intent of the A-1 district mentions participation in Farmland Preservation, but no one has participated in the past 30 years. Agriculture in our town is protected by A-1. The Farmland Preservation Overlay was added to the Zoning Ordinance in 2016. If we intend to remove this district, we will need to review the permitted and conditional uses.

At our next meeting (03-04-202), we will review the work done on R-2.

ZONING ADMINISTRATOR REPORT.

There were no permits in January.

M. Rutz shared a satellite view of two properties on 82nd Court near Juniper Lane. An individual is interested in splitting the two lots into 3 lots. He would build two spec homes and a residence for himself. There should be no problems with this. It is zoned High Density and the combined lots are about 3 acres.

ADJOURNMENT

The meeting was adjourned at 8:56 pm.

Respectfully submitted,

Kathleen D Lee

Plan Commission Secretary.

Approved 03-04-2020