

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
August 20, 2020

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

CITIZENS: Shirley Lindsay, Josh Lindsay

CALL TO ORDER

The meeting was called to order at 6:38 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 N. Wolosek and seconded by C Gussel to approve March 4, 2020 minutes. The motion passed with unanimous ayes.

CONDITIONAL USE PERMIT APPLICATION

S. Lindsay explained her plans for a dog breeding kennel. The Lindsay family is not proceeding with a CUP application for a painting business at this time. She would like to operate a dog breeding kennel with 30-40 dogs (35 female and 5 male). She plans to breed each female once per year. A litter is typically 3 to 5 puppies. There would be 2 to 3 litters per month. They do not anticipate any difficulty selling that number of puppies. The dogs are bred to age 6 or 7 years. When the dogs are retired, they go to a family home. The puppies, also, would be sold to families as pets. The dogs would be 20 pounds and under including Shih Tzu and Dachshund. Other varieties may be added in the future (Maltese, Lhasa Apso, Poodle.)

They currently have 8 dogs and are breeding as a hobby.

Humane bark control collars are used to control barking. The collars use sound and vibration, but can deliver shock if needed.

Adding a 16x30 foot accessory building is planned (up to 50 feet long if their budget allows). It would be a wood, stick built structure. Milk board with vinyl would be used in the kennels so they could be hosed down. The indoor enclosures would be from 3x5 ft to 3x3 ft in size. A nesting box would come off of the enclosures. Twenty-five foot chain link runs are planned. They would be 8 feet wide for the larger enclosures and 3 or 4 feet wide for the smaller ones. Gravel would be for the runs for improved filtration and ease of cleaning feces. Currently they dispose of feces with Advanced Disposal. They anticipate placing the building off the backside of the garage and where the swing set is located. Exact placement depends on what would work best for the runs.

They would like to sell the puppies through a pet store in Stevens Point, but conversations regarding that possibility have not taken place as of yet. They prefer to not have people come to their home.

Puppies are kept for 8 to 12 weeks based on a recommendation of a vet. All puppies are seen by a vet. They are dewormed three times and have dewclaws removed. They are currently

using Countryside Animal Hospital in Waupaca. Generally, they begin potty training prior to selling a puppy. Currently, the dogs and puppies are transported in a van on their children's lap. If larger groups of animals need to be transported, they would be placed in the back of the van.

They are still researching the licensing process.

An Excel spread sheet would be used for record keeping. Records are provided to the purchaser when a puppy or dog is sold.

Facebook and Hoobly have been used to sell puppies. On occasion Craigslist is used.

They have not discussed their plans with their neighbors.

They were informed that would need to go through a public hearing and the hearings take place on the evening of the monthly Town Board Meeting. Neighbors are notified of the hearing and it is posted in the paper at least 15 days prior to the public hearing date. The paper requires 2 working days to prepare the post.

Their current eight dogs generate about one-half of a 50 pound dog food bag of waste weekly. Waste from the business could not be brought to the transfer station. Bedding is changed once or twice per week as needed.

Currently there is a fence extending approximately one-half the length of the north side of the property and one-quarter the length of the south side of the property. Additional fencing could be added if necessary for noise control.

They would like to have one run per female, plus a community run. It was requested that a diagram be provided illustrating the building and planned runs. The location of the building on the property should also be illustrated. Their current garage is about 20x30 feet. There are also small sheds for a duck coup and a chicken coup. They are allowed up to 3500 sq ft in total accessory buildings in low density residential. This means approximately 2900 sq ft are available for additional buildings. .

They anticipate a 2x4 non illuminated sign. They prefer to sell puppies through a pet store and not from their home.

They have contacted their insurance agent and insurance would be available for the business.

S. Lindsay provided details of the biggest problem they have had with selling puppies that involved refusal to sell to one buyer. They answered questions regarding common health problems with the breeds they plan to sell. They have not had problems with kennel cough. The puppies receive shots at 6 to 8 weeks for distemper and parvo. More shots are given at 12 and 16 weeks. They receive their first rabies at 6 months. For the first 2 years it is administered yearly, and then every three years. Lymes and kennel cough vaccines are available and being considered.

The Lindsays were invited to the September meeting. They will be informed of the date. It was requested that they provide a drawing of the building plans including the runs, the location of the building on the property, and a receipt from Advanced Disposal proving their use of that service for waste disposal. They should continue to research the licenses required and animal control ordinances that govern a commercial animal establishment (i.e. what they expect to encounter regarding regulations regarding the standard of care) and be prepared to share that information. They should be prepared to explain the processes used during the breed process of 35 dogs including the layout of the building (e.g. how floor space will be utilized.)

Possible conditions were shared including a plan for nuisance noise, limiting hours dogs are outside, water runoff control, and no business waste brought to the transfer station.

CITIZEN INPUT

None was offered.

ZONING ADMINISTER REPORT

There is a CUP application pending for a 40x50 building in high density residential area. The owner already has a garage, so adding the bulding size would exceed 2000 sq.ft total maximum amount allowed. At this time, a permit cannot be written. Most likely the building would not be easily visible as the property is wooded.

Two variances recently took place. One for a sign at St. John Church and one for an addition at Grove and 80th that would be too close to the center line.

The permits for March through July were reviewed. This included \$40 in March (CSM and UAP), \$400 in April (3 accessory buildings, 2 addresses, an addition, and a sign), \$1055 in May (3 accessory buildings, an addresses, 3 additions, a raze with a penalty, 3 new residences, a sign, and an UAP), \$385 in June (a raze, a pond, 2 accessory buildings, a new residence, and a CSM), and \$180 in July (3 accessory buildings and a sign). Questions were asked and answered regarding Hojnacki penalty raze, the St John raze, Millard accessory building, and the Heck new residence.

It was noted that the LaBarge house (12933 80th St. S) was never built and the property is now for sale. It does have a capped basement and septic.

It was questioned if Wysocki razed the Kertis house and if a permit was obtained. Yes, Jeff Summers obtained the permit.

The appropriateness of a person receiving a permit if they have not paid property taxes or other fees was questioned. It was stated tax payment is not checked when a permit is issued.

ZONING ORDINANCE

Discussion deferred until next meeting. T. Reitter will independently work on incorporating Act 67 into the zoning district permitted and conditional uses. Discussion on that work will take place at the next meeting.

FUTURE MEETING DATES

September 16
October 21

ADJOURNMENT

It was moved by R. Patterson and seconded by C. Gussel to adjourn. The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Kathleen D Lee

Plan Commission Secretary
Approved 9/16/2020