

**PLAN COMMISSION  
TOWN OF GRANT  
June 25, 2014**

Present: Jim Wendels, Lori Ruess, Ron Becker, Nathan Wolosek, and Cynthia Welling.

Citizens Present: Mike Molepske.

Excused Absent: Marty Rutz and Sharon Schwab.

Meeting called to order at 6:30 pm by Jim Wendels.

**MINUTES**

The May 2014 minutes were reviewed and approved with changes. Motion made by Nathan Wolosek, seconded by Lori Ruess. Motion passed unanimously.

**STATE OF PUBLIC NOTICE**

The agenda for the June meeting was posted June 18, 2014 in the three public areas as assigned. The agenda was also published in the local newspapers.

**CITIZEN INPUT**

Mike Molepske who lives next to the Brody property defined in the recent CUP extension application and discussions was unable to attend last month's meeting and came to this meeting to confirm what the Commission had decided because he was hearing conflicting reports from several parties. Jim Wendels communicated that the Commission had recommended a three year extension with some additional conditions and the CUP would be brought to the full Board for hearing on July 9<sup>th</sup>. Mr. Molepske stated that he would be relieved when the work was finally complete because he was dealing with blowing sand and an obstructed view from his residence. Jim highly recommended that he attend the July 9<sup>th</sup> meeting where the hearing to extend the Brody CUP would be addressed to make his feelings known. Mr. Molepske thanked the Commission for the information and left the meeting.

**TOWN BOARD REPORT**

There was no Town Board Report as Sharon Schwab was not in attendance.

**ZONING ADMINISTRATOR REPORT**

There was no Zoning Administrator Report because Marty Rutz was unable to attend the meeting.

**FINALIZE WORK GROUP SUBCOMMITTEE LETTER LANGUAGE**

Jim Wendels shared the language of the proposed letter with Nathan Wolosek as Nathan was not on the Commission when the first review of the letter had been undertaken. There was discussion about the content and intent of the letter which the Commission members found encouraging as the hope was to get balanced input for the Work Group so that all parties will understand the basis of the proposed changes.

The language of the letter was agreed upon by the Commission and the date for the meeting was identified as Wednesday, July 23<sup>rd</sup>. On that date, and for however many months the Work Group would be in place, the basic work of the CUP process would be

undertaken from 6:30 to 7p by the Commission members only and then the public would be invited after 7p so that no applications would be delayed while the group was meeting.

It was determined that approximately 2079 landowners would be receiving this letter and that the copies should be made by Quality Plus. The actual mailing would be coordinated by ODC. Jim Wendels would be sending the final version of the letter to Cynthia Welling who would work with Sharon Schwab to get this mailed. The concern was to get it in the mail no later than the first week of July which is next week, so the process will need to be accomplished quickly. Cynthia will contact Sharon for direction and will keep the Commission members informed as to progress.

There was a discussion around the yellow highlighted version of the ordinance changes that were being suggested by the Commission. It was determined that Lori Ruess had not received that version and Cynthia would send it to her electronically. It was also determined that Nathan needed a version of the Comprehensive Plan book. Cynthia gave her copy to Nathan for reference as he prepared for next month's meeting. Again, there was discussion around the intent of proposed change and the purpose of forming the Work Group. How would Right to Farm legislation apply to these proposed changes? All agreed that the discussion with the landowners would be helpful in clarifying the proposed changes as well as the opinions of the landowners so that a good compromise can be reached. The question of how large the Work Group meeting might be came up again and where would it need to take place.

#### **SUSPENSION OF CUP FOR BARB'S HAIR CARE**

Mr. Rustic was not at the meeting so the agenda item was tabled. However, Jim Wendels stated that he had spoken with Mr. Rustic and his intent was to bring the property up to code to regain his CUP. He understood the reason(s) for the suspension and would communicate to the Commission when the required improvements were complete.

#### **ROBINSON PROPERTY COMPLAINT**

After confirming that the Robinson property was in a high density residential area, the voting members of the Commission took a ride to view the property conditions themselves. Their field review included details such as: a half dozen vehicles were in the back of the property, there was a 5<sup>th</sup> wheel trailer car hauler as well as a 5<sup>th</sup> wheel camper, two snowmobiles, an enclosed race trailer, and a skidsteer on the property. None of the vehicles are over 6 ton. All agreed that there was nothing in the Grant Ordinance that was being specifically violated, but it was suggested that the covenants of the subdivision may apply. Jim Wendells will make some calls to determine if that is the case. Further, does the Commission feel there should be some language added to address complaints like these? Is there a business being operated there? If so, what ordinance regulations would apply? Jim will look into the covenants and the Commission will re-address if necessary.

#### **BROGA PROPERTY COMPLAINT**

After reviewing the photographs that Marty Rutz had provided, the Commission determined that Marty Rutz should contact the DNR representative to see if any DNR regulations would apply here. Also, the Commission determined to invite Mr. Broga to a meeting to discuss what the status of his operation is. Does he need a CUP for the pond? Is it a pond? Is it ground water? Again, there was some discussion about CUP language

for cases such as this. Once Marty hears from the DNR rep, the Commission will readdress the complaints.

### **TELECOM TOWER ORDINANCE LANGUAGE AND ACT20**

The Commission needs to review the language of the newly enacted ACT20 and be sure the language and fee schedule match the Town's ordinance. The Commission members will review the language to be discussed at the next meeting time permitting.

### **FUTURE MEETING DATES**

- July 23<sup>rd</sup> – General Plan Commission Meeting 6:30p to 7p  
Work Group Meeting at 7p
- August 20<sup>th</sup> – General Plan Commission Meeting 6:30p to 7p  
Follow-up Work Group Meeting at 7p if necessary
- September 17<sup>th</sup> – General Plan Commission Meeting at 6:30p

Lori Ruess motioned to adjourn and Ron Becker seconded. All in favor. The meeting was adjourned at 9:13p.

Minutes prepared by Cynthia Welling  
Plan Commission Secretary

### **ACTION ITEMS**

1. Farmland Preservation: Contact Jeff Schuler, Portage County Planning Chief, to meet with us.
2. Review of zoning definitions is ongoing.
3. Cynthia to send yellow highlighted document to Lori Ruess electronically.
4. Jim Wendels to research possible violation of covenants of the Robinson property.
5. Marty Rutz to contact DNR rep to determine status of the Broga property complaint.
6. Jim Wendels to send Cynthia final electronic version of Work Group letter and Cynthia to work with Sharon to get letter sent out to all landowners as soon as possible.
7. Sharon to provide a copy of the Comprehensive Plan to Cynthia as she gave hers to Nathan for review of proposed Work Group presentation.