

**PLAN COMMISSION  
TOWN OF GRANT  
AUGUST 18, 2010**

Present at the meeting were Marty Rutz, Sharon Schwab, Julie Kramer, Darcy Held, Lori Ruess and Jim Wendels. Ron Becker was excused from the meeting.

Citizen present in the gallery, Pete Rekoske.

Meeting called to order by Jim Wendels at 7:07.

**July minutes reviewed. Approval pending upon corrections. Motion made by Sharon, seconded by Darcy.**

- **Add citizens present in gallery: Mark Krohn, Carol Wesenberg, Colleen Geishart.**
- **Under Looking Ahead, correct “right of way”.**
- **Under Citizen Input, correct “town’s”.**

**PETE REKOSKE**

The Plan Commission reviewed with Pete questions and concerns pertaining to clean-up of junk on his property.

- An observation was made that it looks as if he has gotten rid of some of his junk but has brought in more pallets. Pete responded that he is not selling the pallets but using them in his outdoor woodburner.
- Pete is hoping to start moving metal in September when the market prices go up.
- Pete admitted bringing in more free junk that he then takes apart and cleans to sell because it is worth more.
- Pete looked into purchasing property in Bancroft owned by Henry Horse. He stated that the sale will probably not go through because the property may be contaminated and that he doesn't have any funds.
- The commission has asked Pete to create an inventory list of what junk he has on the property and keep track of what is going out and to halt bringing in junk including what comes in for free. This list must be completed by the next Plan Commission meeting on September 22.
- At the February 2011 Plan Commission meeting Pete will be required to supply an updated inventory list and there must be a visual improvement.
- Jim will take pictures of the property for the September meeting and they will be filed for future reference.
- Pete stated that this agreement is fair. Pete's phone number is 715-445-1015.
- If the Plan Commission doesn't see progress at the February meeting, legal action will be taken. Jim will recommend that we establish a meeting with the Town's attorney, the Town Board and the Plan Commission.

**ORDER OF OPTIONS GIVING TO PETE**

- A. Conform to Junk Ordinance: This option is not possible because set backs can not be met.
- B. Flexibility of clean-up: The commission has giving Pete 13 months to show clean-up progress.
- C. If Pete doesn't comply with providing an inventory list and show progress by February 2011, legal action will be taken.

## **CITIZEN INPUT**

- Julie will make changes to the Zoning Ordinance “kennel” definition to be consistent with the Dog Ordinance definition. Sharon endorsed making this change.
- Julie will make the last few “tweaks” to the Dog Ordinance and send to Vicky to have the Board sign and get on the books.
- Rural Planning Committee: The town is represented by Ben Bottensak with Lori Ruess as an alternate.
- Sharon shared Conservancy District information with Jim.
- Darcy brought up a concern from a neighbor of Dennis Bauer Sandblasting. Upon checking into the concern, Darcy stated that the noise level would be intrusive to neighbors. When sandblasting and making passes, the whooshing noise is very loud. Approximately 6 houses are affected by the business. Jim will compose a letter to send to neighbors and CC to Dennis. The letter will invite everyone to the September 22 Plan Commission meeting to review/amend the CUP. Restrictions of operational hours may need to be set. (Sharon will share the Town letterhead with Jim.)

## **ZONING UPDATE**

- Marty shared that there weren’t any permits for the month of July.
- Marty will have Carol Wesenberg sign her approved CUP on 8-20-10.
- Marty received a call inquiring about the zoning of the Timm property for sale on Deer Road. If purchased they would be interested in rezoning it to General Ag. He would like to build a family home and create a vegetable garden co-op. Marty will refer him to Jeff Schuler, Portage County P&Z. The Plan Commission visited the Future Land Use map: zoned Residential Low Density. Visiting the Comprehensive Plan, page 83, Table 9.1: Town of Grant Zoning/Land Use Plan Compatibility Table, the commission concluded that rezoning to General Ag would fit the Comprehensive Plan.
- Mark Krohn inquired about surveying 12 acres possibly for sale on 95<sup>th</sup> Street and Evergreen.
- Kelley Steinke had a complaint about Gilman’s horse barn. She observed outdoor toys and is concerned they may be running a business out of the barn.

## **OUTDOOR WOODBURNER ORDINANCE**

The following bullets were discussion points.

- Ordinance for High Density Residential and a permit required for all Outdoor Woodburners.
- In high density you cannot establish an outdoor woodburner if your neighbor is within 300’. This would pertain to all zoning.
- If you cannot meet footage requirements, you need to comply with stack height – or- if you cannot comply with set back, a burner is not allowed.
- Existing burners need to comply. If set back isn’t met, need to comply to stack height.
- High density operating time: October 1 – May 1.
- Burner can be used to burn confidential papers.
- Compliance date: October 1, 2011.
- Mandatory spark arrestor –mandatory for all. (Possible grant monies for spark arrestors.)

Darcy will clean-up ideas and language and share updates at Septembers meeting.

## **LOOKING AHEAD**

Nuisance/Junk Ordinance, Driveway Ordinance, Permit or Ordinance pertaining to Utility Installation. Revisit zoning ordinance: definitions: lot size and highway right away.

Meeting adjourned at 10:22. Motion made by Sharon Schwab, seconded by Darcy Held.

Next meeting Wednesday, September 22, 7:00.

Julie Kramer

Plan Commission Secretary

## **ACTION ITEMS**

Sharon and Jim will compose a letter to send to Ray Schmidt/check County Subdivision Ordinance before contacting Ray.

Send Pete Rekoske an agenda to September's meeting to share his inventory list.

Jim will take photos of Pete Rekoske's property for the September meeting.

Send Pete Rekoske an agenda to February's meeting to update clean-up progress.

Invite Jeff Schuler and Chris Mrdutt to a meeting to discuss nuisance ordinance.

Check into creating a logo for the Town of Grant.

Julie needs to get 2 Zoning Maps for the new Plan Commission members.

Sharon will check into getting Zoning and Land Use Plan maps to display at the Hall.