

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
March 29, 2017

PRESENT: Jim Wendels (Chairperson) Ron Becker Sharon Schwab, Nathan Wolosek, (Committee Members), Kathleen Lee (Secretary), Marty Rutz (Zoning Administrator)

EXCUSED: Tom Reitter

CITIZENS: Earl Arndt (representing Wisconsin State Veterans and Friends Helping Veterans, Inc.), Diana Luecht, Jon Arndt, Audrey Arndt, Barb Arndt, Mike Arndt, Jr

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 N. Wolosek to approve the March 15, 2017 Plan Commission Meeting Minutes. The motion passed with unanimous ayes.

- The Town Clerk provided clarification regarding the Blanket Bond. The Blanket Bond is for Town Officials. It includes the Zoning Administrator per Horton Insurance. The bond is for \$10,000. The employee theft section in the insurance policy includes any employee handling money.

PROPOSED LAND USE/VETERAN SUPPORT

Introductions of the Commission members and citizens in attendance took place.

Earl Arndt was asked to describe the land location, size and proposed use. He is representing the 501(c)3 group, Wisconsin State Veterans and Friends Helping Veterans, Inc.

- The property is located on the northwest corner of Mill Road and 90th Street. (South of 8811). The exact size is not known, but it does not extend as far south as Mill Road. It is approximately 60 acres. It includes a wooded area.
- Several temporary buildings will be placed at the site.
- Therapy would focus on mental health needs of veterans with Post Traumatic Stress Disorder (PTSD).
- Horses and other small animals would be used in the therapy. Trail building, gardening, and survival skills are other possible activities.
- Services would likely be provided two days per week to the veterans, but the facilities would be open to use by others at other times during the week.
- Veterans would be bused to the area from King, Tomah, and possibly area hospitals. Car traffic would include the individuals supervising the program.
- The number of participants on the property at any given time is not known.
- More details about the program/services to be offered is known by Amber Nikolai (Wisconsin Veterans Home – King: Member Public Relations/Public Information/Volunteer Coordinator). She was not available for the meeting.
- Activities would take place during daytime hours only. No overnight stays are planned.
- A caretaker for the animals would be on the property daily. An animal shelter would be needed. Commission members expressed concern regarding daily care of the animals.
- It would likely be a year round program.

- The site would need electrical power, a well for water, and sanitation. Utilities would be paid for by Veterans and Friends Helping Veterans.
- Social workers would provide supervision.
- A house trailer would be used for the supervising staff (social worker, nurse, or doctor). The medical staff are volunteers.
- Veterans and Friends Helping Veterans would provide the liability insurance.
- The current driveway would need to be improved. A parking area would be needed.
- The veterans would not be hunting, but the property owners do use the property for hunting.
- An agreement is still needed between the property owners and Veterans and Friends Helping Veterans. It was recommended that the agreement include how taxes and permits are paid and liability insurance. The property owners are not interested in selling the property. An attorney is needed to complete the agreement.
- Multiple government agencies would be involved with permits:
 - Town of Grant – driveway, building permits
 - Portage County – septic, well
 - State of Wisconsin – premise registration from Department of Agriculture, Trade, and Consumer Protection (for animals)
 - Because it would not be open to the public, it would not fall under WI Dept. Commerce.
- J. Wendels stated the type of activities described would not require a Conditional Use Permit (CUP). But because these activities would be offered as a service, he would recommend a CUP.
- If a CUP was approved, the permit would be transferable to any new owner.
- D. Luecht is attending to learn more about the proposal. She is concerned about the amount of activity. She would object if there is increased traffic.
- Raising the start-up money and the upkeep money would be a challenge. M. Arndt asked if the program is sustainable.
- S. Schwab suggested investigating using an existing facility. E. Arndt stated the proposed location works well for the surrounding counties.
- A more detailed plan is needed. According to E. Arndt, a nine-person board would develop the plan. J. Wendels asked if a schematic could be provided. R. Becker added the plan should include medical personal available, types of activities, number of people at the site, shelter availability, plans for sanitation, and the land to be leased.
- A copy of the CUP application was provided to E. Arndt and to M. Arndt.
- Ambulance calls are not anticipated because the participants are not physically disabled.
- The land could be exempt from property taxes only if Veterans and Friends Helping Veterans owned the land as a 501©3.
- E. Arndt plans to approach Portage County for financial support. It was suggested to approach Parks and Tourism.

General discussion continued after the citizens left. Basically, the Commission members would like a more detailed plan, including a safety plan and a clearer description of who would be served. The activities would be acceptable land use, but because services are being offered governmental safety regulations would apply. An agreement is needed between E. Arndt (Wisconsin State Veterans and Friends Helping Veterans, Inc.) and the Mike Arndt Family before the Town would be involved.

CITIZEN INPUT

J. Wendels had forwarded an inquiry from D. Higgins regarding constructing an accessory building. Reportedly the building would be valued under \$1000 and does not require a building permit.

A. Houtvelde is concerned about neighbor's brush pile/fence being placed adjacent to her driveway. The brush is on the neighbor's property. The Town has no rules preventing the location of the brush. If she

does not wish to see the brush, she could place a fence on her property to block the view. The concern is actually a civil matter.

ZONING ORDINANCE

A great deal of discussion continued on the definition of “home business.”

- R. Becker suggested adding “owned wholly or partially” to the definition. After discussion, that designation was not added to the definition.
- The bullet points that trigger a CUP were discussed. N. Wolosek questioned if an advertising sign, by itself, goes beyond an incidental home business or constitutes a business requiring a CUP. Debate ensued and concerns expressed. N. Wolosek and M. Rutz believe generating traffic is key to requiring a CUP. There was no debate regarding employees working at the site. Commercial deliveries were viewed as being vague, but that it would not include FedEx deliveries.
- The Town’s concern regarding a home business is proper regulations are enforced and people coming to the site are safe.
- The quality of life and property value are the biggest concerns. Impacts on quality of life and property value are most likely to occur in high and low density residential.
- R. Becker suggested that the zoning district makes a difference whether a permit is required. Following discussion, no changes were made to include a district differentiation in the definition or to the description of specific zoning districts.
- The triggers may detect existing businesses that have not previously gone through the CUP process. S. Schwab suggested grandfathering in current businesses that have not gone through a CUP as necessary.
- It was suggested to change the word “will” to “may” in the definition statement.
- It was suggested to keep the word “building” in the definition and do not change it to “neighborhood and land use” as discussed on February 15.
- A new bullet will be “Business activities that change the intent and character of the zoning district.
- It was noted that sometimes a CUP is triggered by a complaint from another resident.

New Definition:

Home Business – Any business, occupation, or activity conducted for gain within a residential building, or an accessory building, which is incidental or secondary to the use of such building for dwelling purposes and which does not change the essential character of the building. One or more of the following go beyond an incidental home business and may furthermore require a conditional use permit:

- Advertising sign
- Selling retail goods or services to the public that generates vehicular traffic
- Commercial deliveries
- Employees not related that are working in the home
- Business activities that change the intent or character of the zoning district

OTHER:

Annual reports are needed from J. Wendels and M. Rutz prior to the Annual Meeting on April 18, 2017.

M. Rutz distributed a detailed time sheet from March 10 – 29. There was a total of 25 hours for 20 reporting dates.

FUTURE MEETING DATES

Wednesday, April 19 – We will review changes made to chapters 5, 6, & 7 of the Comprehensive Plan
Tuesday, May 16

Tuesday, June 20

ADJOURNMENT

Moved by J. Wendels and seconded by R. Becker to adjourn the meeting. Passed with unanimous ayes.

Respectfully submitted,

Kathleen Lee

Plan Commission Secretary

Approved 4/19/2017