

**PLAN COMMISSION
TOWN OF GRANT
MARCH 28, 2012**

Present: Julie Kramer, Ron Becker, Jim Wendels, Lori Ruess, Marty Rutz and Sharon Schwab. Excused Member: Darcy Held

Meeting called to order at 7:00 pm.

February minutes reviewed. Motion made by Sharon, seconded by Lori to approve pending corrections.

WEBB CUP

The Plan Commission entertained a Conditional Use Application submitted by Randall Webb for a utility building greater than 2,000 square feet on property zoned High Density Residential located at 8911 South Park Road. Randall was unable to attend but was represented by his wife Kathleen.

- Building would be used for tractor/trailer storage.
- Vegetation would be preserved as much as possible.
- Proposing 2400 square feet + 640 square feet lean to = 3040 square feet total.

Jim made a motion to approve the CUP with the following conditions:

1. Owner shall adhere to the site plan, building schematics and submitted responses to the Conditional Use Permit Application.
 - a. These documents are considered conditions of this permit.
2. Owner shall not exceed 3040 square feet in area with a peak height not to exceed 21'10". Accessory Building structures consist of a 40'x60' shed with attached lean-to overhand measuring 16'x40'.
3. Owner shall construct the accessory building with two tone medium grey and charcoal grey siding or similar materials to match the primary residence and preserve neighborhood aesthetics.
4. Owner shall preserve existing trees and vegetation along property line to help shield the accessory building from neighboring property.
5. Owner shall comply with the storm water management principle of no additional storm water runoff shall leave the parcel as a result of the development(s).
6. A driveway will be installed on 90th Street near the North property line and a minimum 15" diameter culvert pipe is required. Offset of driveway from north property line shall be 20' minimum.

All in favor: Ayes: All, Opposed: 0

Julie will send Vicky the Public Hearing Notice and collect addresses to send the notice to. A date for the Hearing will be set ASAP.

WEBSITE www.townofgrantportageco.com

Diana Luecht gave a presentation on The Towns new website. The Commission will share the following to add to the site: approved minutes starting with January 2010, agendas, ordinances that we have on e-file, permits & forms, Conditional Use Permit, Pond/Quarry Permit, UAP Permit & Ordinance, Zoning Ordinance (not zoning application), fee chart, testimonials, Plan Commission member names: Jim Wendels: Chair, Julie Kramer: Secretary, Sharon Schwab, Ron Becker, Lori Ruess, Darcy Held,

Board of Adjustment Tab including names: Kelley Steinke, Ben Bottensak, Dave Luecht, Board of Adjustment Application.

CITIZEN INPUT/TOWN REPORT

- Jim talked to Randy Webb about his Phase II EPA outdoor woodburner. The investment was \$13,000 and he is very happy with it. He stated that it goes through ½ the amount of wood.
- The Annual Meeting is April 10th. Jim will present a yearly Plan Commission report.
- Jim called Krohns about the Private Burial Inquiry and left a message about being on the agenda. He didn't hear back from them.
- The Plan Commission reviewed fees on the Fee Chart and confirmed correct fees. Julie will make copies and send out e-files.

ZONING UPDATE

- No permits
- Gary Higgins, 2121 County F North is delinquent on his taxes.
- Keith Ninneman from AT&T sent in CUP money.
- Russ Brody wants to extend his existing pond. He will have Dean Altman haul the sand to Junction City. Conditions discussed include:
 1. Unload heavy equipment off-road.
 2. Compensate for road damage, repair to same or better condition. (Photos will be taken of before and after.)
 3. 3-1 slope to waterline.
 4. Top soil.
 5. Vegetation coverage.
 6. Haul 90th to Mill to 80th. (How much is being hauled?)
 7. Create time frame of start and finish.

Marty will get Russ a Quarry Permit.

- Al West on Hwy 73 & 80th put in a basement and didn't get a permit. He had to get a CUP for a mobile home on property because it is zoned commercial. He is 2 years behind on his taxes. He needs to get permits from Dale Bates.
- An inquiry to putting in a concrete approach was discussed. If construction occurs the Town is not responsible to replace concrete if asphalt product is being used. (Refer to Grand Rapids for concrete approaches.)

DRIVEWAY ORDINANCE

Bullets: mailbox placement, existing driveways, model after WTA ordinance.

LOOKING AHEAD

Nuisance/Junk Ordinance

Meeting adjourned at 9:50. Motion made by Lori, seconded by Ron.

Next meeting Wednesday, April 25, 7:00 pm.

Minutes prepared by Julie Kramer
Plan Commission Secretary

ACTION ITEMS

Check into creating a logo for the Town of Grant.

Jim will forward Town of Hull Nuisance Ordinance to Plan Commission members.

Jim will contact Steve Bradley about pulling land out of exclusive ag.

Do homework on health issues, if any, of buried bodies in a pine box.

Julie will send amended minutes to Plan Commission members

Julie will send Jim the Zoning Ordinance (e-file)

Make change to Quarry Permit and send to Marty