

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
August 11, 2016

PRESENT: Nathan Wolosek, Ron Becker, Sharon Schwab, Tom Reitter (Committee Members), Kathy Lee (Secretary)

GUEST: Kristen Johnson (Portage Co. P & Z)

CITIZENS: Brian Stenzel, Kathryn S. Tate, Lon Shaw, Joni Schlapa, and Stef Schlapa.

EXCUSED: Marty Rutz, Jim Wendels

CALL TO ORDER

The meeting was called to order at 6:35 pm by Nathan Wolosek, Acting Chairman.

STATE OF PUBLIC NOTICE

It was stated that the agenda was posted at two posting stations (Grant Town Hall and the Grant Transfer Station) and on the Town's website.

MINUTES

It was moved by S Schwab and seconded by R. Becker to approve the July 12, 2016 Plan Commission Meeting Minutes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

Chapter 4

The changes recommended at the last meeting regarding the public health department and senior care were reviewed. N. Wolosek recommended changing the title of Section 4.3 G. to "Senior and Disabled Care Facilities". Other changes were accepted as written.

Chapter 5

SECTION 5.3

- Discussion of Section 5.3 continued with the second bullet point. Debate occurred regarding specifying fertilization when discussing nitrate in groundwater. A more general wording was suggested. Soil amendments could be mentioned and examples provided such as ConsoGro, commercial fertilizer, and manure. New wording will be "**The presence of highly permeable soils can result in high concentration of pollutants in groundwater due to rapid percolation.**"
- The impact of Concentrated Animal Feeding Operations (CAFO) and how to address it in our plan was discussed. Some citizens have raised a concern about a perceived negative impact of the CAFO, but there is no evidence that there is an actual negative impact. R. Becker asked if the land is designated as support land, should the CAFO owners be required to obtain a CUP in the Town of Grant? Do the support lands make it a CAFO in our Town? Nathan thought State law and DATCP allow support lands to cross town or county lines removing control from the Town of Grant. High-capacity wells are a concern associated with the CAFO in addition to manure spreading. An additional issue bullet will be added, "**The real or perceived threat caused by Concentrated Animal Feeding Operations (CAFO) in bordering communities is an issue.**"
- Rewording of the third bullet point in the draft was discussed. The first sentence will be "**Highly valuable farm land could be threatened by urban development in the area.**" The second sentence will be kept as written. The difference between "open space" (mentioned in the third sentence) and "lot averaging" was discussed. The new wording will be "**Open space and lot averaging residential development designs can be used by the town to preserve agricultural land.**" The sentence will be moved to the objectives under Section 5.4 B. #5.

- The need to add high capacity wells as an issue was discussed. It was viewed as not needed in this area because the Town cannot regulate it. High capacity wells apply to both agriculture and municipal wells. It may fit better in the discussion of groundwater.

SECTION 5.4

- A. Goals
 - No changes to first goal.
 - In second goal, **mention both good agricultural practices (GAP) and best management practices (BMP)** and that they are set by the USDA.
 - K. Lee listed the goals found in the Portage County Farmland Preservation Plan.
 - No additional goals were added.
- B. Objectives
 - **Remove the word “unnecessary” from objective #1.**
 - **Replace “namely” with “which is” in objective #2.**
 - Reword #3 to read **“Promote an economically viable agricultural community.”**
 - No changes to #4.
 - Previously replaced as stated earlier.
 - In #6, mention both GAP and BMP. Word as **“Encourage the use of GAPs and BMPs.”**
 - An additional objective regarding encouraging public participation in educational opportunities was suggested, but no specific wording was determined. Encouraging dialogue could be added to #4. Exact wording will be discussed at the next meeting.
- C. Policies
 - From Policy #1, remove “A1”. Word as **“Use the Exclusive Agricultural Zoning District to protect productive farmland.”**
 - No change to Policy #2.
 - Remove Policy #3 as we do not dredge and maintaining the ditches is covered by policy #2.

BRIAN STENZEL CONDITIONAL USE PERMIT

Brian Stenzel is requesting a CUP for the purposing of building an accessory building for personal use. His property is zoned commercial and he will exceed the 5000 square foot limit for accessory buildings. He answered questions regarding current storm water drainage, the height of the building, and the building use. M. Rutz had submitted a statement about the planned construction and the property, stating it is a good fit. The permit will be worded to allow him to accumulatively exceed 5000 square feet. The conditions will specify the actual square footage.

The recommended conditions are:

1. Owner shall adhere to the site plan, building schematics and submitted responses to the Conditional Use Permit Application. These documents are considered conditions of this permit.
2. Owner shall not exceed 2,160 square feet in area with a peak height not to exceed 20' for the proposed building (existing accessory buildings are 5,030 square feet), for a parcel total of 7,190 square feet, excluding the residence.
3. Owner shall construct the accessory buildings with similar materials and/or colors to match the other accessory building and to preserve neighborhood aesthetics.
4. Owner shall preserve fencing along south 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).

It was moved by T. Reitter, and seconded by R. Becker to approve the CUP application for the purpose of building a non-commercial accessory building resulting in a total floor area

greater than 5000 square feet with the stated conditions. The motion carried with unanimous ayes. A copy of the CUP draft was given to Mr. Stenzel.

KATHRYN TATE CONDITIONAL USE PERMIT

Kathryn Tate is requesting a CUP for the purpose of allowing short-term camping during special events. Ms. Tate and Lon Shaw explained their plans. They would like to have up to 20 camp sites available to the public for rent. It would be a business. Public camping would be for special events only and potentially three weekends per year. The property would also be used for family and friend camping at no cost at other times. There would be no electric hook-up or water. It would be “dry camping” and campers would need to take all garbage and sewage with them when they leave. Tents and campers would be allowed. A port-a-potty and non-potable water would possibly be available. They do not plan to clear any trees for the camp sites. It was recommended that the sites be sketched out in detail. R. Becker recommended limiting stays to 5 days. Additional screening may be necessary. Late night noise would be another issue. S. Schwab commented there could be State regulations. More information is needed regarding regulations before conditions can be set. Discussion will be tabled until October.

K. Tate and L. Shaw were asked to continue to research campgrounds, develop a more specific site plan, and to return to the Plan Commission on October 19th. Specifically item 2 on the applicant permit needs to be answered. The Plan Commission will also research campgrounds. R. Becker reinforced his concerns regarding waste issues, septic, noise, and the need to limit the number of campers.

CITIZEN INPUT

N. Wolosek shared information on the Focus on Farming event scheduled for August 26th. Three farms will be toured and lunch is provided. K. Lee will contact Ashleigh Calaway to get a PDF to place on the Town website.

ZONING ADMINISTRATOR REPORT

A written report was submitted by M. Rutz. During the month of July, \$150 were collected in building permits/fees including one pool, one deck, two accessory buildings, and one certified survey map.

TOWN BOARD REPORT

- Both the LaBarge and McDonald CUPs passed at the August 10th meeting.
- S. Schwab received a complaint when a citizen received a driveway ordinance request. The citizen had moved a historic driveway about 15 feet. The rationale for talking with the town when a driveway is moved was discussed. Discussion took place regarding the ability of the Town to waive the fee if a driveway is moved a short distance.
- A meeting is scheduled for August 25th at the Portage County Annex Building to discuss the Groundwater Management Plan draft. N. Wolosek mentioned that many of the statistics in the draft are old (2010).

CLEAN WATER RESOLUTION

No work has been done on the wording of the resolution.

FARMLAND PRESERVATION UPDATE

There is nothing new on the Portage County website as of today regarding the meeting that took place on July 26th. No one from the Plan Commission attended the meeting.

ADJOURNMENT

It was moved by T. Reitter and seconded by S. Schwab to adjourn the meeting. The motion passed with unanimous ayes. The meeting adjourned at 10:00 pm.

Respectfully submitted.

Kathleen D. Lee

Plan Commission Secretary

Approved 9/21/2016