

**PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
March 18, 2015**

Present: Jim Wendels (Chairman), Cynthia Welling (Secretary), Lori Ruess, Sharon Schwab, Ron Becker and Nathan Wolosek (committee members) and Marty Rutz (Zoning Administrator).

Citizens Present: Russ Brody

Meeting was called to order at 6:32 p.m. by Jim Wendels.

MEET WITH RESIDENTS OF JUNIPER LANE

In the interest of having ample time to cover all items on the agenda, Jim Wendels gave a brief overview of the discussions around Juniper Lane over the last several meetings. After lengthy discussion and the reading of a letter from the Millards (residents who could not attend the meeting), the following options were identified for consideration.

JUNIPER LANE/84th Street Right of Way (R/W) Options

1. Issue revocable occupancy permit to Roy and Lucille Millard for decorative fence.
 - a. Advantages = “as is”; neighborhood doesn’t change. Items must be removed if/when Juniper Lane and/or 84th Street is/are extended. Occupancy permit(s) also reiterates Town property ownership
 - b. Disadvantages = Marcks can’t gain driveway access on north side. South part of Juniper Lane R/W not maintained without tree removal in whole or part

2. Create Juniper “Court”; a stub road that end @ the fence line or a cul-de-sac
 - a. Advantages = Marcks can gain driveway access on north side. Placement of stop sign with junction of current road
 - b. Disadvantages = Costly (whole scale tree removal, survey road center, establish ditch cuts, build up road, add road material, create cul-de-sac for snow plow turn around, etc.) Potential street name change(s) may create hardship

3. Sell outlots to Laus, Marcks, & Millards
 - a. Advantages = limited financial gain
 - b. Disadvantages = Millards are landlocked unless Laus sell to them. Driveway permits would be required of both from current Juniper Lane to east forming either two separate driveways or one driveway with two spurs. Center line survey required. Future access issues (what if 84th was to be developed)? Sale of outlots dependent on elector approval, not town board. May go to independent buyer not abutting landowners. Not intent of original seller to Town

4. 84th Street R/W (+/- unrelated to Marcks complaint) Issue revocable occupancy permit to Eldred Getzloff for perimeter fence 6”-18” with R/Ws.
 - a. Advantages = “as is”; neighborhood doesn’t change. Items must be removed if/when 84th Street is extended. Occupancy permit(s) also reiterates Town property ownership.
 - b. Disadvantages = 84th Street R/W not maintained without tree removal in whole or part.

5. Other re: 84th Street
 - a. Issue permits to clear dead, dying or leaning trees within R/W to abutting landowners
 - b. Sell outlots to Zellmer, Klish, Marcks, Getzloff [Note: these landowners never owned the land previously. Outlots would have to be created and then the electors would decide whether or not to sell town land. Sale of outlots would remove the possibility of 84th Street north to an extended Juniper Lane, but would open up the possibility of a more easterly road, say “85th Street” with more development potential.

Though they sent a letter that was read at the meeting, it was taken into consideration that the Millards were not able to attend the meeting to represent their opinions in person. Strong feelings expressed by the residents in attendance about avoiding changing addresses were also noted. It was emphasized that the sale of town property is not a decision of the Board, it is a decision of the electors and the Plan Commission acts as advisory to the Board. Nathan Wolosek motioned and Ron Becker seconded to table further discussion until more information could be obtained from the Millards. Motioned carried. Discussion tabled.

CHICKEN ORDINANCE PRESENTATION

Bob Plucker, a realtor who is a resident of the Town of Grant, presented information on various chicken ordinances in surrounding communities and proposed that the Town of Grant consider a similar action. Plan Commission members noted how thorough his research was on the subject and committed to consider options at a future meeting of the Commission.

JERRY PROVOST CUP

Gerald Provost proposed erecting a building on a large parcel corner lot in a high density residential zoned area. After discussion, Nathan Wolosek motioned and Rob Becker seconded that the Commission would agree to present a Conditional Use Permit for consideration at the next Grant Town Board meeting for accessory building greater than 2,000 square feet on property zoned High Density Residential located at 8031 South Park Road. Motion carried unanimously.

FENCE EXTENSION INQUIRY

Pete Bushmaker contacted Marty Rutz regarding a fence his neighbor intended to build. His concern was that the “good” side of the fence should be facing him and not the neighbor erecting the fence. After discussion, the Commission agreed to consider a fence ordinance because there was no clear language on this subject to base any decision on at this time.

ZONING ADMINISTRATOR REPORT

Marty Rutz stated that Jim Larson had a house for sale and he would need a CUP for housing chickens in order to complete the sale to the interested party. This may have been what generated the initial interest by Mr. Plucker.

With regard to the Riding Stables that were discussed at a previous meeting, Marty stated that the website had been taken down and it does not appear that this is a functioning business at this time. It will be monitored.

At 9:30p, Ron Becker motioned to adjourn and Nathan Wolosek seconded. The minutes of the previous meeting would be reviewed at the next meeting of the Commission. All were in favor. Meeting adjourned.

Respectfully submitted,
Cynthia Welling
Plan Commission Secretary