

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
September 25, 2018

PRESENT: Jim Wendels (chair) Tom Reitter, Sharon Schwab, Nathan Wolosek, (Committee Members), Kathleen Lee (Secretary)

GUEST: Kristen Johnson

EXCUSED: Ron Becker

CALL TO ORDER

The meeting was called to order at 6:34 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 Nathan Wolosek and seconded by Sharon Schwab to approve the August 21, 2018 minutes. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

Kristen Johnson shared a link to the final versions of all the revised chapters and maps prior to the meeting. She highlighted the steps listed in the email that will need to be taken to complete the Comprehensive Plan update:

- Forward recommendation in the form of a Resolution to the Town Board
- Town Board schedules a public hearing (allow enough time for notice to be published at least 30 days before the hearing is held)
- Town posts the recommended Comp Plan to the Town website
- Town Board holds public hearing and follows with adoption by Ordinance
- Town submits application to the Portage County Planning and Zoning Committee
- County Planning and Zoning Committee recommends approval of the Town's Comp Plan
- County Board of Supervisors approves the Town's Comp plan
- Town sends one copy of the amended Comp Plan to all of the following:
 - Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 - The Clerk of every local governmental unit that is adjacent to the Town.
 - The Wisconsin Department of Administration.
 - The Regional Planning Commission in which the local governmental unit is located.
 - The public library that serves the area in which the local governmental unit is located.

Revised maps and text were discussed. An old version of map 8.2 was included in the recent link instead of the newest version. The correct version (July 31, 2018) does show the Kiwanis Club as being commercial. K. Johnson will update the link. It was noted that any map could change during the life of the Comprehensive Plan document. The Weight Restriction (3.3) and Implements of Husbandry (3.4) maps in particular are prone to changing. After discussion it

was decided to keep those two maps in the document. If map updates are made, a Comprehensive Plan revision will only be done when a more significant change is made to the plan.

A link to the document revisions will be placed on the Town website prior to the public hearing. A hard copy will be available in the office of Kristen Johnson, Associate Planner, Portage County Planning and Zoning.

After the Comprehensive Plan receives final approval by the County Board of Supervisors, the Town will purchase approximately 25 copies from Portage County.

The Plan Commission chair, members and secretary will be listed on the title page. Only the chair will sign the Resolution to Adopt.

Tom Reitter motioned that the Plan Commission of the Town of Grant, Portage County, Wisconsin, hereby recommends adoption of the amendments to the document formerly titled "Town of Grant 2005 Comprehensive Plan" to the Grant Town Board for final adoption by ordinance, after holding a public hearing. It was seconded by Nathan Wolosek. Motioned carried with a unanimous vote of the members present. Jim Wendels will sign the resolution in the presence of the Town Clerk.

The public hearing will tentatively be held on the night of the budget hearing. K. Johnson will send the documents needed to proceed. A thirty day notice is required prior to the hearing. K. Johnson will attend the hearing. The hearing will be as a designated Plan Commission Meeting. The Plan Commission agenda will be "attend the hearing and represent the plan." The hearing on the Comprehensive Plan could start at 6:30 pm and the budget hearing at 7:00 pm.

CITIZEN INPUT

J. Wendels received notification from Portage County regarding a land split. Ruben and Kelly Van Tassel are requesting a five acre split from a 30 acre parcel. The land is in General Ag. The request is on hold until a driveway is approved by the Portage County Highway Department.

N. Wolosek has concerns about the height of the culvert just south of Buena Vista Road on County Road F. He would like support from the Town Board to help communicate his concerns to the County. The culvert is set to specification, but Nathan has concerns with the specification. The common practice is to match the previous level unless there is a problem. N. Wolosek is requesting an official letter from the Town of Grant. He will talk to Supervisor Charlie Gussel, a member of the Highway Committee.

N. Wolosek requested grading of Buena Vista Road. There has been increased traffic with the County F bridge being out.

T. Reitter is bringing forward a concern of Marv Brahmstedt stating that Evergreen Ave is too narrow (17 feet) past the culverts because the ditches have been brought up. The road is not wide enough for farm equipment to pass large vehicles. There is a danger of trucks tipping over and into the ditch. T. Reitter commented that to be a progressive agriculture community we need roads that accommodate the farm vehicles. Farm profitability is impacted by the roads. Sand roads do not hold up. Gravel or something else needs to be placed on the surface. He is advocating a long term plan to address the town roads.

T. Reitter is still concerned about a hole in the east bound lane just west of the Kruger driveway. There may have been a survey marker there in the past. M. Rutz stated the County plans to fill all survey holes with asphalt this fall and then place a nail head at the site. S. Schwab said a complaint was received about Oak Street holes by Betty Petrusky. Some holes have been filled in but not all of them.

ZONING ADMINISTRATOR

M. Rutz reinforced that the Kiwanis Club is interested in a zoning change for their property from residential to commercial.

There were nine permits in August for a total of \$670. There were three for accessory buildings, one new residence, one addition with a penalty, one lean-to, two driveways and one UAP. The owner of a property, previously in question, on Lake Road has now obtained permits. Kingery, who obtained a CUP, now has a permit.

M. Rutz had a question about the Certified Survey Map Review Policy. Tracy Pelky, Portage County Zoning Coordinator, does not sign a lot split if the split results in parcels over 15 acres. The Town, therefore, is not receiving notification of changes in a CSM. He questioned if we want to see all land splits. He also questioned if the Town Board should send a letter to all surveyors in the area and place the policy on the website. S. Schwab will locate the policy and send it to Plan Commission members.

TOWN BOARD REPORT

S. Schwab attended the Wisconsin Bird Conservation Initiative Conference. In conversation with one of the organizers regarding our tower ordinance, the organizer found our tower ordinance environmentally friendly and they may use it in the future.

A recent Stevens Point Journal article discussed event barns. This topic was mentioned at a Wisconsin Towns Association (WTA) Meeting. Craigslist and Facebook may be resources to identify if events at a barn are a business and not a friends and family activity.

At the WTA meeting, Lynn Markham, Land Use Specialist with the Center for Land Use Education at UWSP discussed Act 67 and how it impacts Town Board and Plan Commission recommendations to the County Board of Adjustment. Changes have occurred because of a lawsuit. Actions approved by the Town must be supported by substantial evidence and a follow-up is required. Permitted uses and conditional uses are allowable, but uses not listed are prohibited. It would be interesting for the Plan Commission group to go to a presentation by Markham. S. Schwab has requested L. Markham to review our Zoning Ordinance.

Maintenance has been completed at 110th Street and Buena Vista Creek. The hose blew up at Twomile Creek and Washington Street, so that maintenance has not been completed. It is hoped to be completed soon.

The Saratoga ATV Club sponsored a ride on September 15th that included travel down Griffith Ave. The ride was completed without complaints. T. Reitter bought an ATV/UTV route

and trail book that covers several counties. After brief review, he does not believe many counties are connected by routes/trails. Some counties have liberal ATV regulations and others very limited ones.

NEXT MEETING DATE

The next meeting will be on November 13, 2018. There will be no meeting in October.

ADJOURNMENT

The meeting was adjourned at 9:02 pm.

Respectfully submitted,

Kathleen Lee

Plan Commission Secretary

Approved 11-13-2018