

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
May 16, 2017

PRESENT: Ron Becker, Nathan Wolosek, (Committee Members), Kathleen Lee (Secretary), Marty Rutz (Zoning Administrator arrived at 8:00)

ATTENDED VIA SKYPE: Sharon Schwab (Committee Member)

EXCUSED: Jim Wendels (Chairperson), Tom Reitter

GUEST: Kristen Johnson

CALL TO ORDER

The meeting was called to order at 6:50 pm by Ron Becker.

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 N. Wolosek and seconded by S. Schwab to approve the April 19, 2017 Plan Commission Meeting Minutes with one spelling correction. The motion passed with unanimous ayes.

COMPREHENSIVE PLAN

The review of the Comprehensive Plan started with Chapter 6 – Draft #2.

- In Section 6.2 A 1, the wording of the last sentence will be changed to begin with “Refer to Chapter 1”.
- In Section 6.2 A 3, there was a question about the availability of earnings and income information for the Towns of Grand Rapids and Saratoga. While they are not in Portage County, they are bordering neighbors. K. Johnson will obtain the information from census data. Information will be added to both the text and Table 6.1, including the fact that the Grand Rapids and Saratoga are in Wood County.
- No changes were recommended for page 63.
- Minor edits were recommended for page 64. In section 6.3 A, the word “users” should not be removed from the first bullet point under strengths (Plentiful groundwater for agricultural users). Also under strengths, the correct capitalization is “Mid-State” and Plover will be added to the communities we are “central to.” Under Section 6.5, the website address will be changed to a smaller font to it fits onto the previous line.
- Page 65: K. Johnson was able to obtain information about the brownfields in the Town. The site previously mentioned located on County F has been closed and will no longer be mentioned in the text. The only brownfield is the Stenzel's Auto Sales and Service location.
- Page 66 – The website listed in Section 6.6 F will be underlined.
- No changes were recommended for page 67
- On page 68, Section 6.8 B 5, the word conservational will be changed to conservation.

N. Wolosek moved to approve all of the changes to Chapter 6, R. Becker seconded the motion. The motion passed unanimously.

Discussion continued with the review of Chapter 7 – Draft #2.

- The state statute wording has been corrected to match 66.1001 (2)(g) Wisconsin Statutes.
- Under Section 7.1 A 1, the second paragraph, first sentence was reworded to read “The Town of Grant is served by the Town of Grand Rapids and Village of Plainfield Volunteer Fire Departments.” The third sentence was reworded to read “The Town contracts with Grand Rapids and Plainfield Fire Departments for vehicle extrication services when needed.”
 - The contracting for vehicle extrication with Grand Rapids in place of Plover is a recent change and will need to be changed in Chapter 4.
- Under Section 7.1 A 1, the second paragraph, the last sentence was edited by adding a comma after Rudolph and correcting the spelling of the Town of Sigel.
- After discussion, it was decided to keep discussion of First Responders prior to the ambulance service in the text. There are currently six First Responders, not five.
 - The number of First Responders needs to be corrected in Chapter 4.
- The wording from the United Emergency Medical Response brochure will be used to describe the service. “United Emergency Medical Response is a full-service, advanced life support/Critical Care Paramedic level ambulance service that provides all levels of patient care for transports for 911 emergencies, BLS & ALS medical/trauma transfers, interfacility and long distance transfers, and special events.”
- Reference to “EMT and/or ambulance” will be switched to “paramedic.”
- Under Section 7.1 B, the wording will be made more succinct. “The Town of Grant is served by three public school districts, Stevens Point Area, Tri-County Area, and Wisconsin Rapids.” When discussing the elementary school located in the Town, the name of the school, “Grant Elementary School” will be included.
 - In the future, the possible inclusion of private and parochial school in Chapter 4 will be discussed.
- In the first sentence of Section 7.1 C 1, county roads will be all lower case.
- Section 7.1 C 2, Portage County Sheriff’s Department will be changed to Portage County Sheriff’s Office.
- New suggested wording: “The Stevens Point and Amherst Fire Departments operate an ambulance service for Portage County. However, the Town of Grant residents do not use this service. Ambulance service, as previously noted, is contracted through United Emergency Medical Response.” The abbreviation UEMR could be used in the last sentence.
- The word “currently” will be added to the last sentence on page 69. It will read: No other municipality in Portage County is currently double-taxed in this way.
- In Section 7.1 C 2, strike the last sentence in the new text and replace with “In December 2016, a notice of appeal was filed in the State of Wisconsin Court of Appeals District IV. A decision is pending.” More dates related to the case need to be added. S. Schwab will email K. Johnson with the specific information so it can be added.
- Section 7.1 C 3 was discussed. Although we do not utilize all sections of Portage County’s Planning and Zoning, no changes will be made to the text. Well abandonment will be added to the Water Resources Section (6th paragraph under Portage County Planning and Zoning Department.)

- Section 7.1 C 4 was discussed. This is all new language about the Portage County Drainage District. No additional changes will be made.
- Section 7.2 was reviewed. In the third bullet point, Portage County Drainage District will be changed to Portage County Drainage Board.
- Section 7.3 was discussed. No changes were made, but the importance of cooperating with our neighbors was stressed. Town Line Road was used as an example of an area of needed cooperation.
- In Section 7.4 B, the fourth objective will be removed. “Land Use” in the third objective will be changed to lower case.
- Section 7.4 D was reviewed. Item 2 will be changed to “Continue participation with the Wisconsin Towns Association Portage County Unit.” In Item 4, “Maintain” will be used in place of “Formalize” and the word townships will be changes to towns.

The next time start we meet with K. Johnson, Chapter 8 will be reviewed. The next meeting date for Comprehensive Plan review will be July 18, 2017.

CITIZEN INPUT

Shelly and Dennis Higgins were at the Town Hall prior to the meeting. They voiced concern about dirt bike noise coming from a neighboring property. They left handouts for the Plan Commission on the Portage County Prohibition against Unreasonable Noise (Ordinance 2.12.3) and the Public Nuisance Ordinance (0-11-1 Misc.) from the Town of Stockton, Portage County. S. Schwab believes that the WTA had a template for a nuisance ordinance. The Higgins will be contacted via email when the Plan Commission considers a nuisance ordinance.

Connie Behrend, who owns property on Buena Vista Road, contacted S. Schwab regarding approximately 16 abandoned vehicles in the lot next to her. She was informed by S. Schwab that after the Plan Commission completes updates on the Comprehensive Plan and Zoning Ordinance, we might next consider new ordinances re: nuisance and unused vehicles in high/low density residential districts.

PLAN COMMISSION INPUT REGARDING PHASE II ATV ROUTES

Members of the local ATV club have requested addition routes be added to the road currently opened for ATV travel. A Town Meeting is planned for May 24, 2017 to address their request. A map of the proposed routes was reviewed. The only route currently open in the Town is Tower Road.

Comments and opinions by the Plan Commission members varied. Discussion included:

- The wording of the petition does not included the roads being requested. The map was attached to the petition and is believed to be specify what is being requested.
- It is not known if the ATV club has made a formal request to the Town of Buena Vista, but the proposed map does not include that section of Town Line Road.
- The current route does not serve the Town’s citizens.
- It was questioned if we could use the approach used by the Town of Plover and list preferred routes, but open all roads
 - Wording from Plover: “In addition to the designated destination route defined above, all town roads are open to ATV/UTV usage to facilitate permitting all town residents to access the ATB/UTV preferred Destination Route.”

- There have been no complaints or citations last year regarding ATVs on Tower Road. There have been complaints regarding ATV use on roads that are not open based on the current map. The complaints were for noise and excessive speed.
- The Public Hearing resulted in about a 50/50 consensus on allowing ATV routes in the T. of Grant.
- There has been some support from the Plan Commission members to go broader with the number of routes in the past.
- There is a need to consider the citizens who are objecting to ATV routes.
- Including a section of Lake Road is not a good idea.
- If all roads are opened, it takes down pressure on a given road (i.e. 90th Street.) More complaints will occur if all the traffic is funneled to a few routes.
- It is difficult to know how much travel will occur. ATV travel has primarily been observed only on weekends in the surrounding towns with more expansive open routes.

The Town Meeting to discuss ATV routes will occur on Wednesday, May 24 at 6:30 pm.

ZONING ADMINISTRATOR REPORT

The report of building permits/fees for the month of April was distributed. A total of \$250 was collected. This includes three accessory buildings, one sign, and one outdoor wood burner with a penalty.

M. Rutz has had conversations with Bob and Paul Konopacky regarding a parcel of land zoned Exclusive Ag located on the south side of Buena Vista Road between 130th and Town Line Road. Paul would like to build a house there. He is asking if he can build a second house for his brother sometime in the future. He wonders if a lot split is possible. M. Rutz talked with Tracy Pelke from Portage County and was told the Exclusive Ag is the only district that the County does not allow lot averaging. N. Wolosek stated allowing lot averaging would not be permitted with our Farmland Preservation Overlay District. R. Becker agreed it violates the spirit of that ordinance. The Konopackys could apply for a rezone. That would be the only way two homes would be allowed. S. Schwab questioned if a duplex could be built. A multi-family house is not listed as a permitted use in the district.

At this point in the discussion (8:30 pm) S. Schwab needed to end her Skype connection. She had nothing to add for a Town Board Report. There was no longer a quorum and no further motions or voting took place, but discussion continued.

Copies of the Farmland Preservation Overlay Ordinance were distributed. In reviewing the ordinance it was interpreted as if both brothers are working on the farm (earning the majority of their livelihood), a lot split would be allowed. If they are not both earning their livelihood from the farm, it would require a rezone to build a second house. M. Rutz will provide a copy of the ordinance to the Konopackys. He will let them know that the County and DATCP will also have input when approving a lot split.

Deb LaBarge has requested a building permit. She is currently operating under a CUP. According to the CUP, "Electricity, a well, and a septic system must be present and connected to the recreational vehicle by May 1, 2017 to continue reside in the recreational vehicle." She does

not have septic at this time. The absolute duration of the current CUP is November 1, 2017, but it is doubtful that she will have a home built by that date. M. Rutz will tell her that a building permit will not be given until she has septic installed. He will also explain the need to apply for an amendment of the CUP to extend the date and that she should come to the Plan Commission meeting on June 20, 2017 to start that process.

Kathy Rogers is interested in in a CUP to allow her to use a house at 830 90th Street South for short-term rentals for hunting, snowmobiling or similar activities. It is zoned low density residential. M. Rutz will invite her to the June 20th meeting. K. Lee will make copies of the Witt CUP for that meeting.

M. Rutz distributed a time sheet for his ZA hours for April 20 – 30.

MEETING CLOSED

The meeting closed at 9:05 pm.

Respectfully submitted,

Kathleen D Lee

Plan Commission Secretary

Approved June 20, 2017