

PLAN COMMISSION
MEETING MINUTES AND NOTES
TOWN OF GRANT
January 15, 2020

PRESENT: Thomas Reitter (Interim Chairperson), Charles Gussel, Nathan Wolosek, Ron Patterson (Members), Kathleen Lee (Secretary)

CITIZENS: None present

CALL TO ORDER

The meeting was called to order at 6:34 pm by T. Reitter

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 R. Patterson to approve the December 18, 2019 minutes. The motion passed with unanimous ayes.

CITIZEN INPUT

Erik Backlund, owner of 101st Services Corporation, is interested in subdivision development in the Town of Grant. He is part of a team of California investors, but he lives in Wood County. He had questions regarding the process, particularly as it relates to parcel #018220718-08.01 on County U, south of Washington Street. He questioned if the group would be able to obtain subdivision approval for the parcel, the necessary steps and any restrictions. The Plan Commission made him aware that the parcel is prone to flooding. The drainage ditch to the north is about 100 years old and has not been maintained. It is part of the Two-Mile drainage system. The land is zoned general agriculture which means 5 acre minimum lot size. Ponds would need to be dug and homes built on a mound. Washington Street is a road that has been difficult to maintain, so a road built on the parcel could have similar problems. In order for the ditch to drain, dredging in the Town of Grand Rapids would be required. This means working with another town and county. The Commissioners concluded that the parcel does not support development. It has standing water up to 9 months of the year. Other jurisdictions would be involved to deal with the flooding problems. A rezone would be required for lots less than 5 acres, but a 5 acre lot would work best for digging a pond and building a mound. Mr. Backlund questioned if the Town is interested in more housing. He is open to finding a more suitable parcel.

K. Lee notified DATCP that no parcels were rezoned out of the farmland preservation district in 2019. This report is an annual requirement.

C. Gussel reported on a recent meeting of Portage County Zoning and the Town of Plover. The meeting was prompted by Ridgewood Campground. Trailers in the campground need to be relocated twice a year to prove they are not permanent. A cease and desist order had been sent to an individual from the Portage County Planning and Zoning office regarding of this

issue. Because of this the T. of Plover wants to leave County zoning. The Portage County Planning and Zoning Committee is trying to mediate a solution so Plover does not pull out of county zoning.

WISCONSIN TOWNS ASSOCIATION AFFILIATE MEMBERSHIP

To obtain access to the WTA website, affiliate membership is required. The cost of an individual membership is fifty dollars. It was moved by N. Wolosek and seconded by R. Patterson that the Plan Commission obtain one Wisconsin Towns Association affiliate membership for the secretary. The motion passed with unanimous ayes. K. Lee will complete the application and forward to the Town Clerk so a check can be cut from the PC budget. Once K Lee has membership, she can obtain documents for the Commissioners as requested.

ZONING ORDINANCE

There is fine line between giving opinions and voting. Only the commissioners and the commission chair have actual votes. It was suggested that polling should be limited to the commissioners.

It was recommended that the Town's attorney be invited to attend select PC meetings to answer specific questions as we are making changes to the zoning ordinance. After discussion, it was thought he should review the final product and not be invited during the planning/revising process. A list of questions should be compiled for the attorney to answer as we work through this process.

The review of High Density Residential conditional uses continued. Commissioners were polled on the following conditional uses:

- Accessory buildings over 2000 square feet – all agreed it should be included.
- Home business and professional offices in residence – see definition. The definition was reviewed. It was thought definition lacks specificity because it does not give a specific number of triggers before a conditional use permit is required. No conclusion was made regarding the number of triggers noted in the definition. – All agreed it should be included as a conditional use.
- Other similar and compatible uses, which are determined by the Plan Commission to be in accordance with the purpose of this District. Based on Act 67, this may not be allowed. We could retain it and get comments from the attorney when the zoning ordinance revision is completed. If it is not included, a citizen could request a revision to the zoning ordinance and have an additional conditional use added to the ordinance. N. Wolosek would like to be able to discuss anything a citizen is interested in doing and not being limited by a list of condition uses. C. Gussel would like legal counsel on this item. T. Reitter recommended reviewing a list of all of the CUPs the Town has previously issued.

No changes will be made at this time in the Zoning Ordinance based on the polling.

Next meeting – we will review the list of CUPs previously issued and use it to guide the discussion of what should be included as a conditional use. K. Lee will determine the zoning district for each of the issued CUPs.

ZONING ADMINISTRATOR REPORT.

Because we did not have a November meeting, we had not received the October report. There were three accessory buildings, two addresses, one new residence, one driveway and a UAP for a total of \$475.

Three permits were issued in December 2019 for a total of \$60. They included a certified survey map, a raze, and an outdoor wood boiler.

As a follow up to a question from the December meeting. M. Rutz provided an email reporting he had located the person in charge of the field operation regarding the fiber optic installation. This is for a Charter project. A few different contractors are involved with this project. The installation along Prairie Dr. in our township right-of-way was buried in mid-November. He is continuing to work with the contractor regarding getting the UAP permit and collecting the fee.

ADJOURNMENT

The meeting was adjourned at 9:15 pm.

Respectfully submitted,

Kathleen D Lee

Plan Commission Secretary

Approved 02-19-2020