

PLAN COMMISSION
MEETING MINUTES
TOWN OF GRANT
July 16, 2015

Present: Jim Wendels (Chairman), Kathleen Lee (Secretary), Marty Rutz, (Zoning Administrator) Lori Ruess, Nathan Wolosek, Ron Becker (Committee members)

Absent/excused: Sharon Schwab

Citizens Present: Brooke Mitchell, Jason Mitchell, Jere Ubinger, Mike Galles, Rachelle Kohl

CALL TO ORDER at 6:33 by Jim Wendels, Chairman

STATE OF PUBLIC NOTICE

It was stated that the agenda was posted at three posting stations.

APPROVAL OF MINUTES Motion by Jim Wendels to approve the minutes of June 17, 2015, seconded by Lori Ruess. Motion approved unanimously.

BROOKE MITCHELL CONDITIONAL USE PERMIT (CUP)

The CUP application submitted by Brooke Mitchell (8140 Glenwood Rd, Wisc Rapids) requesting to have chickens on her property was reviewed. Questions were answered regarding size of coop (6x8 ft), size of fenced in area (7x20), direction of water runoff (runs to south), handling of waste (spread on property to south), distance of coop from the lot line (approx. 20 ft). She owns two roosters (only one crows in morning and evening). She owns approximately 50 chickens and all are fenced. Their wings are clipped. At least 30 chickens are to be butchered soon in off-property site. She plans to only have egg laying hens after the chickens are butchered. Lime is used for odor (each time it is cleaned). Sample ordinances from a 03-18-2015 presentation were used to guide the discussion. Neighbors, Cliff and Becky Doro, have voiced complaints to Mrs. Mitchell. Jim Wendels read a letter submitted by the Doros regarding the CUP. Their main concerns are flies and odor.

Nathan Wolosek moved to approve CUP application, Ron Becker seconded. The motion was approved unanimously.

The Plan Commission recommends the following conditions:

1. Based on coop size –25 chickens maximum.
2. If rooster crowing becomes a nuisance, ask owner to remove rooster(s).
3. Manure hauled off site.
4. Manage runoff so storm water does not leave property.
5. All butchering off-site
6. Must maintain minimum of 15 feet separation of enclosure from lot line.
7. Enclosure contained to within rear yard only.
8. Encourage use of lime, frequent cleaning or other practices to minimize odor and be considerate of neighbors.

MIKE GALLES REQUEST FOR REZONING AND CUP

Mike Galles verbally requested a change in zoning from High Density Residential to Commercial on land he would like to purchase located on the northeast corner of Griffith/County Trunk U. He utilized a Certified Survey Map (CSM) #6442 from 01-15-1997 to explain his request. He would like to build a storage building for boats on the property. The two step process for rezoning, starting with the town and then Portage County, was explained to Mr. Galles and other interested parties. The current owner needs to apply for the rezoning and not Mr. Galles. The current owners were not in attendance, but their father, Jere Ubinger was there. He said his daughters would be willing to request the zoning change and sell the property. Mr. Galles could make his offer to purchase the land based on a change in zoning. An updated CSM will be needed to proceed with the request in addition to a written application for a change in zoning and a CUP request for boat storage. The pros and cons of two properties versus one larger "L" shaped property were discussed. The interested parties were informed that there is one fee charged one time for both the change in zoning and the CUP. Both rezoning and CUP can be accomplished with one application. Marty will contact Ralph Loeffler (Portage Co Sanitation) regarding boat storage. Mike Galles, Rachelle Kolel, and Jere Ubinger are working together to complete the Rezoning and/or Conditional Use Application. They were informed that application should be completed by July 21 if they wish to have a public hearing take place at the August town meeting.

Nathan Wolosek motioned to approve the requested zoning change from High Density Residential to Commercial according to the CSM 6442 provided by Mike Galles. The motion was seconded by Ron Becker. Motion was unanimously approved.

Ron Becker motioned to grant a CUP to Mike Galles to provide indoor boat storage with the conditions outlined. Lori Ruess seconded the motion. Motion was unanimously approved.

Conditions recommended include:

1. Adhering to site plan depicting 50' x 100' commercial building.
2. Building not to exceed 5000 square feet.
3. The commercial building shall be built with a two tone color scheme to preserve neighborhood aesthetics.
4. Trees and vegetation shall be preserved or provided along property line to shield building from neighboring property.
5. Compliance with storm water management principle.
6. One access point is allowed off Griffith Ave.
7. CUP for commercial use is for indoor boat storage, boat accessories, and peripheral equipment.

BERNIE KLAFKA CUP

Bernie Klafka did not attend the meeting and discussion of the CUP did not take place. Marty Rutz will contact Mr. Klafka again.

TOWN BOARD REPORT

The report and corresponding documents were sent electronically by Sharon Schwab.

- The Nonexclusive Temporary License Agreement was developed by Town Attorney Brian Formella for our consideration re: Juniper Lane (or similar occurrences). It has a different name than revocable occupancy permit, but serves the same purpose.
- The Resolution – Boss Subdivision was drafted by Sharon following the materials that Jim Wendels provided at the last meeting. She has the petition from the Nobles and the C.S.M. was signed following the July 8, 2015 meeting.

There were no comments by the committee.

ZONING ADMINISTRATOR REPORT

Building permits/fees issued for June 2015 totaled \$340. This included permits for three UAP, a new residence, an accessory building, and a driveway penalty.

There are three potential CUPs for August – One person is considering a CUP for dog training. One person is doing diesel repair, plus they have chickens and pigs on their property. A woman on Lake Road would like to build accessory building closer than 15 feet to the property line and not in rear portion of property.

FARM PRESERVATION

A limited review of previously distributed documents on the topic took place, but no development of an ordinance took place. The Plan Commission needs to complete this work and forward to Portage County. This topic will be added to the August agenda.

NEXT MEETINGS

Thursday, August 20, 2015 at 6:30 pm

Wednesday, September 16, 2015 at 6:30 pm

The meeting was adjourned at 9:46 pm.

Respectfully submitted,
Kathleen D. Lee
Plan Commission Secretary