

PLAN COMMISSION  
MEETING MINUTES  
TOWN OF GRANT  
October 21, 2020

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

**CITIZENS:** None present

**CALL TO ORDER**

The meeting was called to order at 6:32 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 September 16, 2020. The motion passed with unanimous ayes.

**CITIZEN INPUT**

The Lindsay Conditional Use Permit (CUP) did not pass at the Town Board level at their 10-7-2020 monthly meeting. The Lindsays were asked to return with support from their neighbors. C. Gussel stated he changed his mind on the kennel after the receiving citizen input. The Town Board did not express any concern or dissatisfaction about the product produced by the Plan Commission. The Board did not send the Conditional Use Permit back to the Plan Commission. Comments were shared. Our responsibility regarding the CUP has concluded.

T. Reitter thanked M. Rutz for agreeing to become a Commissioner.

**REVIEW OF IMPLEMENTS OF HUSBANDRY ROADS**

Nathan provided a history of implements of husbandry (IoH) ordinances in the State and Portage County. The objective is to help farmers while protecting the roads. The current IoH ordinance is a compromise between the Town and local farmers. Both groups gave input during its development. The Town of Grant selected Option D at that time. The ordinance only applies to Town roads and not the County roads. C. Gussel added that IoH has nothing to do with spring road limits. Only County roads are posted with weight limits in the spring. He further stated there have not been problems at the County level with the roads.

The farmers are policing themselves. As an example, N. Wolosek explained manure is being pumped using rubber hose instead of using the roads to transport it.

Possible changes to the IoH roads were discussed. Nathan believes all gravel roads should be IoH designated. This would make it clearer for the farmers. An alternative option would be to add select unpaved roads including Town Line Road, Angle Drive, and Washington Street. He believes farmers may already be using those roads. C. Gussel added that when more roads are designated as IoH, the pressure on the roads is spread out over more routes. N. Wolosek has concerns that a small section of 100<sup>th</sup> over a culvert is not IoH designated. Additionally, he recommends posting paved roads with weight limits if none of the farmers are

asking for a permit for travel on that road. While the growers gave input into the current map, since that time some new fields are being used for growing. Updated input has not been sought. M. Rutz summarized some of the roads being used by the farmers.

T. Reitter asked if IoH designated roads receive more grader time? M Rutz stated grading of a road is avoided when harvesting is taking place adjacent to the road. Town Supervisor Dale Winkler designates which roads should be graded and when. Since Grant Street has been improved, it requires infrequent grading. Some gravel roads are more concerning than others. T. Reitter stated Washington Street and Griffith Avenue can be a concern for school buses.

N. Wolosek said heavy equipment should not be on chip-sealed roads. If that is the only way for a farmer to get in an out, they should have a special permit to do so. That permit would be exclusive to that farmer and would not open the road to everyone.

Nathan has used only IoH roads in recent years. He has not requested permits in the past two years and is not aware of how Town Chairperson Chris Kruger is handling permits.

Concern was expressed when grading results in a narrow road which does not allow two vehicles to pass. T. Reitter stated as the road is widen, land is lost from the fields. M Rutz shared some of the challenges in keeping a road wide enough for two passing vehicles.

If more roads were improved like Grant Street has been, money could be saved on grading. M. Rutz suggested attending Town Board meetings and encouraging road money being put into improving gravel roads instead of paved roads. Roads vary in the Town. Some Town roads have drainage issues. Soil type also influences the roads and what can be used to improve them. In general, roads could be raised with gravel. It was recognized that the Town has limited financial resources to improve the roads.

M. Rutz said some gravel roads go into residential areas. He questioned the logic in making those roads IoH. N. Wolosek said it would simply make it clearer if all gravel roads were IoH, even if they were not used by the farmers.

N Wolosek believes the ordinance is useless if not enforced. The County fines individuals traveling illegally on County roads. The Town does not do the same thing. He stated the Towns of Plover and Buena Vista do not need to deal with IoH enforcement because they opted to post weight limits instead of implementing an IoH ordinance.

T. Reitter summarized the discussion and said the question remains - do we want to make a recommendation to the Town Board? M. Rutz said farmers do contact him regarding which route they should use. He believes they do try to work with the Town and that a problem does not exist. N. Wolosek would minimally like to add roads currently being used by farmers that are not on the designated IoH list.

In general, what our ordinance and map have been helpful.

**Plan:**

- 1. Ask the Town Board if there has been a problem with farmers driving on non-IoH roads.**
- 2. Ask the Board if they want us to do anything with the ordinance.**
- 3. Discuss IoH in June 2021**
- 4. Gather input from the farmers regarding needed changes.**

**ZONING ORDINANCE REVIEW AND REVISION**

T. Reitter has been working on the zoning district permitted and conditional uses. He will share proposed changes in sections. He plans to present something at the next meeting.

**ZONING ADMINISTRATOR REPORT**

There were nine permits for a total of \$725. This included a collocation on the tower at the Mann site. Other permits included one sign, one accessory building, one driveway, and five Utility Accommodation Policy (UAPs).

**NEXT MEETING**

December 2, 2020

**ADJOURNMENT**

The meeting was adjourned at 9:07 pm.

Respectfully submitted,

*Kathleen D. Lee*

Plan Commission Secretary

Approved 02/25/2021