

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
March 30, 2015 – 7:30 P.M. 4017 CTY JJ

CALL TO ORDER

The meeting was called to order by Todd Culliton at 7:30 p.m. The meeting was properly noticed, posted at State Bank of Cross Plains in Black Earth, the Mt. Horeb Library, on the front door of the Town Hall, and on the town website, www.townofvermont.com, and published in The News Sickle Arrow and Mt. Horeb Mail.

Members present: Todd Culliton Jim Elleson, Johanna Solms, Scott Moe, Eric Haugen, Don McKay.
Absent: Doug Meier

APPROVAL OF AGENDA

Moved by Don McKay seconded by Eric Haugen and carried 6-0 to approve the agenda as written.

APPROVAL OF MINUTES

Moved by Jim Elleson seconded by Scott Moe and carried 6-0 to approve the February 23, 2015, meeting minutes as written.

DISCUSSION AND POSSIBLE RECOMMENDATION OF SUCCESSION PROCESS FOR
CHAIRING THE PC IF BOTH CHAIR & VICE-CHAIR ABSENT

According to Roberts Rules of Order "In the absence of the president and vice president the secretary calls the meeting to order and immediately conducts the election for the chairman pro tem (the temporary chairman).

DISCUSSION AND POSSIBLE RECOMMENDATION OF NEW GUIDELINES/RULES FOR TOWN
ROAD ABANDONMENT

This was not a discussion of roads, just of criteria for abandonment, and reviewing the 2011 document. Some individual cases were discussed but only as hypotheticals for the sake of discussion.

During the discussion it was recommended the town clarify cost per mile to maintain the shorter roads but also the amount of money coming from the State for those roads.

It was concluded that only the 4th guideline regarding easements and shared driveway agreements would be recommended to be changed.

Moved by Jim Elleson seconded by Scott Moe and carried 6-0 to recommend to the town board the following language: "A town road that serves multiple owners will be abandoned and converted to a shared driveway only if all property owners agree to abandonment and, if the town requires them, to easement(s) and a shared driveway agreement."

It was recommended as well to seek a legal opinion on (1) what are the legal criteria for abandonment and (2) what are the legal criteria for "maintain" (standards).

DISCUSSION OF MANURE DIGESTERS

The DCTA is recommending towns adopt an ordinance for manure digesters. In the case of Vermont, there is only OConnell, and they are not likely to expand to where they need one. If they did it would be small scale. Scott Moe will look into the smaller sized digesters. The DCTA will likely have a recommended ordinance for us to look at soon.

Moved by Jim Elleson seconded by Don McKay and carried 6-0 to table discussion until receiving more information regarding manure digesters that indicate it is a concern for the town.

DISCUSSION OF VERMONT AND DANE COUNTY ORDINANCES REGARDING CONTIGUOUS OWNERSHIP PARCELS AND REMNANTS

Doug Meier, who has been dealing with the correspondence, was absent. The question is still in process to get a response from the County.

CONSIDERATION OF POSSIBLE CHANGE TO REZONE/HOMESITE/DRIVEWAY APPLICATION PROCESS FLOWCHART AND CONTINGENCIES POLICY

There was no action on this item. All the drafts are in, but reformatting is still in process. They are needed for posting on the town website.

CONTINUATION OF WORK ON ORDINANCE REVISIONS AND PLAN COMMISSION POLICY AND PROCEDURE MANUAL

There was a discussion of the mobile home ordinance for clarification purposes, following a citizen inquiry. It was concluded that the ordinance needs updating, and should be on the April agenda.

SCHEDULE NEXT MEETING AND DISCUSS POSSIBLE AGENDA ITEMS

The next meeting will be Monday, April 27, 2015. The agenda will include a rezone and homesite application for Campbell & LaCoste on Old Indian Trail, with a possible site visit on Saturday the 25th, further discussion of the rezone process flowchart and the contingencies policy, TDR if it comes back from the board for revision, a further discussion regarding the definition of parcel, and work on the mobile home ordinance and possibly on a manure digester ordinance.

ADJOURNMENT

Moved by Scott Moe seconded by Eric Haugen and carried 6-0 to adjourn at 9:05 p.m.

Johanna Solms
Plan Commission Secretary