Minutes
Town of Vermont Plan Commission Meeting
March 27, 2017 – 7:00 p.m. 4017 County Road JJ

Call to Order

The meeting was called to order at 7:01 p.m. by Doug Meier. The meeting was properly noticed, posted at the front door of Town Hall, on the town website and emailed to the online subscribers. The meeting notice was also published in the News Sickle Arrow and Mt. Horeb Mail.

Present: Doug Meier, Jim Elleson, John Hallick, Scott Moe, Katie MacDonald, Dean Bossenbroek (substitute secretary)

Absent: Karen Carlock (secretary), Mary George

Approval of Agenda

John Hallick moved approval of the agenda, Jim Elleson seconded. Motion approved 6-0.

Approval of Minutes

Jim moved and Scott seconded approval of the meeting minutes.

Discussion: Jim suggested removing "reclamation plan" from the section committee update relating to quarries. Replace with "same requirements as other quarries." Minutes approved 6-0.

Zoning Change, Driveway and Home Site Request from Katie Melde-Donnelly on Hwy 78

Topic not discussed.

Conditional Use Permit Request from Alex McKenzie 9808 Greenwald Road

Outdoor pre-school. No facility needed. Two days per week/two hours per day. Plant identification, natural world discovery, along with traditional learning activities. Eight students currently in Baraboo. Doug suggests the CUP need may stem from the government/institutional aspect (daycare or school). The school is currently working on its 501(c)3 status.

McKenzies are pursuing a CUP to make sure there are no issues with neighbors down the line.

Jim recommends checking with Dane County Zoning to confirm a CUP is required for their purposes.

Agricultural entertainment could be the category. A lack of sanitary facility could be an issue.

Plan Commission is informally (no vote took place) supportive of this low impact use.

Dane County Zoning Ordinance Amendment 83

Amendment 83 would allow electronic signs in agricultural use areas. This proposal stems from the Perry Lutheran Church request. John Hallick moved to oppose the amendment and Scott Moe seconded. Commissioners recommend that the option for a CUP be made available but not permitted use. Motion passes 6-0.

Committee Reports

John Hallick provided an update on the status of the citizen broadband committee.

At the last board meeting John presented a resolution, which was passed and signed. John has had contact with Mark Pocan.

ATC Update: John came up with a survey for broadband, which he adapted to the ATC situation. ATC Committee likes the idea of a similar survey, which has room for individual comments from the public. The survey will go out to town residents shortly.

Comprehensive Plan Review and Revision

Erosion control discussion. John posits we adhere to Dane County standards: in 7.2, we should eliminate the last sentence, "At a minimum. . . .land disturbing activity" and the next three bullet points, and the sentence, "These requirements do not. . . .crops in the field."

Jim's recommended changes in sections 5 and 8, which he emailed to Karen.

In section 10.3 there is language about screening. Jim emailed suggestions about redundancy. Katie and John feel it's important to keep it. Scott says delete it as unnecessary. Jim points out that the screening language could be used as a vote against an otherwise good building site. Some wordsmithing would be changing "must" to "should" in the sentence "Building sites. . . separation and privacy."

Height limits on ridgetops discussion of 24'. Jim emailed a rewording. Doug: we could keep the same formula of the average of the four corners and increase the limit to 28'. Jim would like to suggest 26'. This allows for a two story house on the flat. Scott submits that doesn't allow for a normal sized house.

John moves what Doug suggested above: average of four corners and 28' height limit. Jim seconded. Motion approved 6-0.

Should waivers of this rule be available at the discretion of the Plan Commission? Language proposal by Doug based on Jim's emailed suggestion: discretion to allow an increased height limit. Katie moves that language say: The Plan Commission would have discretion to approve a variance to the height limit. John seconds. Motion approved 6-0.

Driveway permit discussion. Jim emailed suggestions for section 10.5. He will wordsmith with Karen.

Discussion about section 12.1. Jim read his emailed suggestions. There is agreement that his edits make sense.

John moves that the LUP is approved while subject to minor editing and grammatical corrections. Katie seconds. Motion approved 6-0.

Land Use Intent Form Revision

Jim moves that this item is tabled for the future. John seconds. Motion approved 6-0.

Discussion Regarding Town Turn-Arounds

Reviewed document regarding this topic from the Town of Berry. Scott moves that the document be sent to the Board for consideration. John seconds. Motion approved 6-0.

Discussion Regarding Fire Department Volunteer Funds Ordinance

John moves that the document presented about this topic from the Town of Berry be sent to the Board for consideration. Scott seconds. Motion approved 6-0.

Reconciliation of Outstanding Items from Past PC Agendas, Driveway Permits & Building Permits

John moves this be tabled for next time. Scott seconds. Motion approved 6-0.

Schedule Next Meeting and Discuss Possible Agenda Items

Topics for next meeting include: Items #4 and #9-14. Next meeting is scheduled for Monday, April 24, 2017 at 7pm.

Adjournment

Scott moved and Jim seconded adjournment and motion approved 6-0.