

TOWN OF VERMONT PLAN COMMISSION MEETING  
July 23, 2018 – 7:00 p.m. 4017 County Road JJ

**Call to order and posting certification**

The meeting was called to order at 7:00 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.

Present: Doug Meier, Dean Bossenbroek, Jim Elleson, Scott Moe, Judy Robb, Diane Anderson

Absent: Todd Culliton, Alex McKenzie

**Approval of agenda**

Jim moved and Dean seconded approval of the agenda. Motion carried 5-0.

**Approval of June meeting minutes**

Scott moved and Judy seconded approval of the June minutes. Motion carried 5-0.

**Committee Reports**

No change to section 10 from last month. Once the county board approves, and county executive signs off; towns have one year to approve.

Jim requested to hear back from town board on the Deed of Covenants from Tyrol Basin that the PC send on to the board. The PC requested that the Board review the Deed of Covenants especially for the hours of operation, sound amplification and alcohol sales. Tyrol must file for a CUP with the County before they can move forward. Biggest change is to have lights where they have not had them before. They want to serve liquor and have requested more events than they had previously. They would like to have more hours in the summer to have a bar and restaurant. July 30 is a preliminary date for residents within 1 mile of Tyrol to meet and express their concerns.

**Communications of PC actions/recommendations**

Doug mentioned that we have a duty by law to post our agendas and minutes. It is not our duty to post to Facebook. We cannot stop a private citizen from posting on social media. but as a committee we should probably refrain from posting anything besides the required material.

**Yahara Materials – discussion of blasting ordinance**

Robin was not able to make the meeting tonight. He referred us to State Statute 307. He feels that our ordinance is redundant. A town landowner asked about notifications. She wants to make sure that they follow all the requirements that they are required to make. We will add this item to next month's agenda.

**Commercial zoning in the township, discussion**

We will have some HC in the township. Some of the residents were willing to limit the uses that were permitted. We are trying to follow what we have set out in our land use plan. The restrictions are governed by written

document. Jim moved to approach the landowners and ask for agreement to limit their properties to not allow adult bookstores and indoor entertainment and assembly. Judy seconded. Motion carried 5-0.

#### **Review driveway ordinance regarding definitions and categories of field roads**

The town has looked at field roads as a possible road to build a house. Do we want to separate field roads from driveways? To obtain a driveway permit for a house, landowners still must come to the PC for approval to build. We should be aware of someone building a field road. Our concern is erosion control and having debris come back on the road. We should also apply the limit of 30 % slope to the field roads. We do not want to put someone through the same process as they would for a residential driveway. We want to keep it under the ordinance. We will take it up next month to scrutinize the issue a little more closely.

#### **Dane Co. Comprehensive Zoning Revision future steps**

Judy suggested having a commission look at the list of disputed zoning and have them report back. We could do things by email and have them communicate with the owner. Judy said we should create a brief to keep things moving. PC members will look at three or four items on the spreadsheet and add comments, so we can come to consensus and give feedback to the landowner. Small parcels that are contiguous with larger ones should have the same zoning as the larger parcel. This will be added to the next month's agenda.

#### **Ridgetop building, establishing a verification process**

We should have some process in place for verification with compliance to our ridgetop ordinance. We should ask the architect to issue a statement that the home is in compliance with the ridgetop ordinance. Judy recommended that it be a signed document. Judy will draft a letter that we can look at next meeting. We will hand the form to the homeowner when the site is approved. We will add this to next month's agenda.

#### **Sample map for approval process of building sites**

This item is tabled until the next meeting.

#### **Chapter 7 ordinance review**

This item is tabled until the next meeting. All PC members have agreed to read through and bring any discussion items to the next meeting.

#### **Agenda items for next meeting**

Yahara Materials, commercial zoning in the township, field roads and our driveway ordinance, verification process for ridgetop building, Chapter 7 ordinance review

#### **Next meeting date**

Next meeting is August 27, 2018.

#### **Adjournment**

Scott moved and Dean seconded to adjourn. Motion carried 5-0.