

TOWN OF VERMONT PLAN COMMISSION MEETING
Monday, August 27, 2018 – 7:00 P.M. –AGENDA

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. The meeting notice was also published in the Star News and the Mt. Horeb Mail.

Present: Doug Meier, Dean Bossenbroek, Todd Culliton, Jim Elleson, Alex McKenzie, Scott Moe, Judy Robb, Diane Anderson

Approval of agenda

Todd moved and Scott seconded approval of the agenda. Motion carried 6-0.

Approval of July meeting minutes

Doug moved and Alex seconded approval of the July minutes. Motion carried 6-0.

Committee Reports

There were no committee reports.

Yahara Materials – discussion of blasting ordinance; are State regulations adequate?

Todd mentioned that we cannot supersede state statutes. Doug said he did not advocate eliminating the ordinance. The major concern from neighbors was that the notifications required in the ordinance be adhered to. Scott said that if we ask they will probably do it. Doug will call WI Towns Association to see what they have for an ordinance. Doug moved to table this item until a Yahara representative can come back and tell us what in our ordinance they find unacceptable. Dean seconded. Motion carried 7-0.

Commercial zoning in the township, decision of what is acceptable based on LUP

Zoning of the property should go along with its current use. Doug wants to make sure it is in concert with our LUP. Todd said that we did not opt out of Dane County Zoning. If the landowner wants to voluntarily put their land in a lower category, fine, but we should not force a landowner to change their current zoning. In the HC category, there were only 2 uses that we wanted a land owner to conditionally limit: adult entertainment and taverns. We are asking them to limit uses based on our LUP, but we do not want to force it on them. Doug said we should let the zoning go forward as the county has originally recommended. We did request the county to change some of the zoning categories. We should inform the county to move forward with what their original zoning proposal was. We can then go back and ask landowners to voluntarily eliminate certain uses from their property. Doug moved and Scott seconded having zoning go forward as originally recommended by the county. Motion carried 7-0.

Berry right of way ordinance, a model for Vermont?

The town roadman has problems with right of way on some of the current roadways in the townships. Right of way is a certain distance from the center line of the roadway. Jim said that he thinks this is already in state statute. Scott asked if we should rely on the process that is already in place. Diane will check on state statute to see if this is already in force. Table and discuss next month.

Review driveway ordinance regarding definitions and categories of field roads

Judy will look at the driveway ordinance and Jim will act as reviewer. We will look at the difference between field road and driveway. Judy will look at making specific recommendations for the next meeting.

Dane Co. Comprehensive Zoning Revision, decision on process of review.

Jim said that after looking at the maps at Dane County, he found that they have updated and fixed some of the FP1 that were contiguous with larger parcels. A special meeting is planned for September 17 at 6:30 p.m. to go over the maps and answer landowners' questions. Each PC member is to take a section and look for inconsistencies.

Ridgetop building, establishing a verification process

Judy prepared an agreement to be signed by architects and contractors when building on a ridgetop. Todd moved to present the application to the board. Scott seconded. Jim is wondering how the process is going to play out. When does the form get submitted? Doug suggested giving this to the landowner at the time of the site visit. We need to have a drop-dead date of when we need to have this form. We need a line for the landowner to sign. Jim said we need some opportunity for enforcement. Todd suggested that we pay the building inspector and add this to his list of inspections. This was added to the motion. Discuss verification of homesites and ridgetop. Motion carried 7-0 to move this forward to the board.

Review driveways and ridgetop protection spreadsheet

Judy prepared a sample application form and added ridgetop protection to our driveway inspection spreadsheet.

Sample map for approval process of building sites

Tabled to next meeting.

Chapter 7 ordinance review

Scott moved to forward to the board with revisions. Todd seconded. Motion carried 7-0.

Agenda items for next meeting

Berry right of way ordinance, review driveway ordinance, Dane County zoning revision, Tyrol Basin CUP, Cowan rezone

Next meeting date

September 17, 6:30 – working meeting for Dane Co. Comprehensive Zoning Revision

September 24, 7:00 – Regular plan commission meeting

Adjournment

Todd moved and Judy seconded a motion to adjourn. Motion carried 7-0.