

TOWN OF VERMONT PLAN COMMISSION MEETING
September 24, 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, emailed to the online subscribers and published in the Mt. Horeb Mail and Star News.

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

Absent: Todd Culliton

Approval of agenda

Jim moved and Dean seconded approval of the agenda. Motion carried 6-0.

Approval of August meeting minutes

Jim moved and Judy seconded approval of the August minutes. Motion carried 6-0.

Committee Reports

There were no committee reports.

Steve & Jan Cowan – Rezone Blue Mounds Trail & County Hwy JJ

This was struck from the agenda as they were not prepared.

Tyrol Properties, LLC – CUP application

Doug recused himself from leading the discussion on the CUP as he is a member of the ski patrol at Tyrol Properties. Nicole Schram, attorney for Tyrol, said since Doug is not an interested member there is no need to recuse. Jon Norris and Ross Reinhold objected so Alex McKenzie led the discussion. Nathan discussed the new information that was made available earlier in the day.

Andy Grimmer, lives north of Tyrol, worries that the quiet enjoyment of his property will be disturbed by the tubing hill. He says there is not way to minimize the light pollution. Judy Robb requested information on the topography. Nathan said the maximum height they would raise the hills is 18 feet and the light poles are 25 feet. It was pointed out that ridgetop protection applies to houses not light poles. Andy would like a more detailed drawing of the lights. Nathan assured that he would put in lights so they least affect his neighbors and provide enough light for the safety of his patrons. He is replacing lights on 2 hills and using LED lighting for the new tubing hill. Jim requested a more detailed map from his engineers; outline an area where you are going to put the hill to move as little dirt as possible. Andy would like to see some mitigation like planting trees. Jon Norris mentioned that Tyrol and the residents were not given notice of the site visit. Dean Bossenbroek wanted to put the decision off until the

October meeting. Nicole objected because of the impact on the lively hood of Nathan's family. More information in the CUP and LUIF was requested. The deed restrictions, adopted in 2000, are still in effect. Ross Reinhold discussed the history of the ski hill and asked everyone to look at the impact of having a new recreational activity in the agricultural area. In 2000 the area was zoned recreational. Snow tubing is a permitted use in a recreational area. A committee consisting of a planning commission member, a board member and 5 residents of the township was recommended to rewrite the Deed of Covenants. Joanne Reinhold expressed a concern about moving dirt. Alex explained that it needs to go through the DNR. Jim said it would be relevant for us to see an excavation plan. John Coffin said it appears that the tubing hill is going forward as it is a permitted use in the recreational area. Tubing was approved in 2000, lighting at night was not approved in 2000. We need to separate the two issues. Jim asked what we need to do to move forward. Dean says we should slow down and take more time to discuss with the town residents. Judy like the idea of a more detailed map. Andy is willing to sponsor an engineering simulation of the lighting. Jim said the net effect is a lot less light pollution once Nathan switches to LED lighting. Nathan says it benefits him to change the lights out as quick as he can. He is asking for the opportunity to make more money so he can remedy the light pollution. Jim is wondering what other assurances we would ask for to mollify the neighbors. Nathan will provide more specifics as they become available e.g. erosion control. Ernie Jacobs on Ryan road suggested getting marketing material from the lighting company. Ross was concerned with hundreds of people being able to look in his windows at night. Nathan is willing to plant trees and put up a mesh fencing. Jim said it would be a good step to provide some screening. Nathan is willing to work with Ross to make it most beneficial. Andy said if you get approval it may run until midnight on occasion. Alex asked how many times a year these adult tubing events would occur. Nathan said 1-2, otherwise it would end at 9:00 p.m. John coffin suggested we get the maps to town residents and get back to the issue at hand, lighting. Jim asked if we should approve this contingent on getting a better sight plan, erosion control plan and benefits. A discussion followed on the placement of the lights, how they are aimed and the impact on the neighbors. Scott Moe said we have 3 options: 1) table to next planning commission meeting, 2) table to a special meeting, 3) approve, pending required documentation, to the board level. Judy feels that the information should be given before the approval to the board level. Alex mentioned getting together for a special meeting at the end of next week before the board meeting so that everyone has a chance to review the materials and speak at the meeting. Jim made a motion that we schedule a special meeting to review the information that Tyrol is required to provide us. Judy seconded. Scott said we won't get satisfaction for town residents if we push it through. We won't get satisfaction for the planning commission if we don't get the information from Tyrol. Dean agreed. Alex said we are not ready to recommend to the board. Judy agreed. Doug agreed.

Issues that need to be resolved are:

- accurate site plan
- light plan and screening arrangements for the neighbors
- GPS points of the site corners of the tubing hill
- topographical map

Judy feels we should work on getting this information on the website so the town people have a chance to weigh in. A special meeting was scheduled for Thursday, October 4 at 7:00 at the town hall. Motion carried 5-0.

Review driveway ordinance regarding definitions and categories of field roads

Judy and Jim requested that this be delayed as they are not ready to present.

Dane Co. Comprehensive Zoning Revision, decision on process of review. Review of Section 6 and Section 7

Tabled to next meeting. It was decided to concentrate on the zoning revision at the upcoming planning commission meetings until we are through all sections in the township.

Ridgetop building, establishing a verification process

Doug recommended sending this item to the board.

Review driveways and ridgetop protection spreadsheet

Tabled.

Sample map for approval process of building sites

Tabled.

Agenda items for next meeting

Tyrol CUP application, Cowan's rezoning petition

Next meeting date

Special meeting for Tyrol CUP application, October 4

Regular planning commission meeting, October 22

Adjournment

Scott moved and Dean seconded motion to adjourn. Motion carried 6-0.