

**Town of Vermont
Plan Commission Meeting
Minutes – Taken by Dean Bossenbroek
February 18, 2019**

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

Absent: Todd Culliton, Diane Anderson.

Doug called the meeting to order at 7pm.

Meeting was properly posted.

Approval of Agenda – motion by Moe, seconded by Elleson; passed 6-0.

Approval of December minutes – motion by Elleson, seconded by McKenzie; passed 6-0.

Committee Reports – Elleson indicated Brian Standing says more information is coming about Section 10 of County Zoning Ordinance.

Item #5

Meier: Could still opt out. Has not been our intention. Timeline of approval by Town of Vermont is January 2020. Plan Commission could approve now (contingent upon our review) or wait.

Elleson: Sooner approval would prevent us having to deal with two different zoning ordinances (when considering zoning issues/requests).

Meier: Town of Vermont Board will wait for Plan Commission's recommendation.

McKenzie: We could adopt and then review.

Elleson: Adopt and submit changes are two separate issues. Understanding is County will grant our changes. Standing said he's open to changes.

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Item #5 cont.

Moe: What's the realistic timetable to review (remaining) sections?

Meier: May 2019. Three regular Plan Commission meetings and two special meetings.

McKenzie: We've done 11 sections. That leaves 25 more to do (total of 36 sections).

Moe: Schedule special meetings soon.

All: Agreed. Special meetings to review remaining sections are scheduled for Monday, March 4, 2019 at 6:30pm and Thursday, March 14, 2019 at 6:30pm. Special meetings agenda will be devoted to reviewing sections.

Item #6

Elleson: Capture Vrooman parcel in review process to ensure that it is zoned in accordance with the new zoning.

Lowells are selling 10 acres to Vrooman, who plans to grow, process, and store hemp.

Limited family business allows for one (1) outside, non-family member employee.

CUP would allow for up to four (4) outside, non-family member employees.

A site plan from Vrooman is in order.

Elleson: Questionable thing is adding accessory buildings. They'd be permitted with a CUP for plumbing and employees.

Vrooman: Planning for two (2) 60' x 100' buildings. Zoning change from RH-4 to A-2. The soon to be acquired 10 acres plus the current lot would merge into one lot.

McKenzie: Rezone doesn't guarantee the CUP.

Robb: Are going to set a precedent?

Moe: Rezone with what is on the books right now. Go to A-2 and then

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Elleson: We anticipate it would convert to RM-16 under the revised ordinance when it is approved.

Elleson Motion: Recommend rezone as applied for by Vrooman of 13.22 acres from RH-3 to A-2, and 10 acres would rezone from A-1 Ex to A-2 contingent upon successful closing of property acquisition from Lowells (with the understanding that A-2 would convert to RM-16, when revised ordinance is approved).

Motion seconded by Moe.

Discussion

Meier: Right exists for similar structures currently as it would for A-2 zoning.

Motion passed 6-0.

Item #7

Cowans rezone request. Property currently has two (2) PDRs.

4.28 acres from A-2 to A-2(4). This parcel would be RR4 under revised zoning ordinance.

10.79 acres from A-2 to A-2(8). This parcel would be RR8 under revised zoning ordinance.

.3 acres from A-1 Ex to A-2(4). This parcel would be RR4 under revised zoning ordinance.

Plan Commission members gave guidance to Cowans about how to proceed, what the Plan Commission will look at in the future. No action taken.

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Item #8

CUP Process Review – Goal is to treat every application for CUPs the same.

Discussion of six standards of CUP.

Robb: Presentation of hypothetical (Tipsy Panther) CUP circumstance.

Next agenda items: further CUP process review; Cowan rezone; review of more sections for revised zoning ordinance.

Elleson motion to adjourn. Seconded by Robb. Passed 6-0.

Meeting concluded at 9:48pm.