

**TOWN OF VERMONT PLAN COMMISSION MEETING
Monday, August 26, 2019 – 7:00 P.M.**

Call to order and posting certification

The meeting was called to order at 7:00 p.m. by Jim Elleson. The meeting was properly noticed: posted at the front door of Town Hall, posted on the town website, emailed to the online subscribers.

Present: Dean Bossenbroek, Jim Elleson, Judy Robb, Diane Anderson

Absent: Doug Meier, Todd Culliton, Scott Moe

Approval of agenda

Judy moved and Dean seconded approval of the agenda. Carried 4-0.

Approval of July 22 meeting minutes

Dean moved and Diane seconded approval of the July 22 meeting minutes with changes. Carried 4-0.

Approval of August 12 meeting minutes

Diane moved and Dean seconded approval of the August 12 meeting minutes with changes. Carried 4-0.

Input/General Comments

No public comments

**Zoning Change – 4012 County Highway JJ
Patricia Roberts – Review of plans to add 4 building lots**

- Pat is divesting herself of the property and would like to create some lots, i.e. establish residential lots on land which is not tillable and out of ridgetop protection area
- GIS shows 9 parcels zoned FP-35
- rezone lots to RR-4 with frontage on Cty Hwy JJ
- Jim wants to clarify – preferable to serve all 4 lots with a shared driveway off of Cty Hwy JJ
- alternative a – all four lots clustered on west side of property, alternative b – three lots clustered on west side of property, one lot on east side of property at intersection with Forshaug Road
- driveway for alternative b may have to come off of the triangle closer to Forshaug road
- standards for chapter 4 would apply – 20 ft wide
- to honor site visit in September – need to have building envelope and driveways staked
- driveway may include over 20,000 sq. ft. which would require storm water management
- may require an engineering plan for the driveway depending on the topography
- would be fortuitous siting if houses were not near the road and not visible from the road
- no red flags – prefer plan a to plan b

**Zoning Change – 3265 Bergum Rd
Kameyt, LLC – Review of concept plan to build new house and pool**

- property purchased with the intent to retire here
- driveway itself follows the gentlest of grades
- driveway extension 1500'
- will be doing storm water management
- portions of the house are going to be built into the hill
- need to look at what the pool house could be used for
- attached accessory unit
- detached but connected through the foundation
- need to look how the county looks at detached or attached

Accessory dwelling units

- town has process authority if a PDR is required
- a duplex requires 2 PDR's
- current term for mother-in-law suite is an attached accessory dwelling unit
- can rent it out in the future and how would we know
- Does the apartment in the basement take another PDR?
- How many PDR's should it take?

Review driveway ordinance regarding field roads & related procedures

Judy presented proposed changes to driveway ordinance. Jim will review and we will discuss at the next plan commission meeting.

- Under what conditions does a field road have lesser consideration than a driveway

Driveway inspection process

Moved to next month

Review Land Use Plan, Land Use Intent Application form and general website update

- Do field roads need approval too?
- Where is the dividing line for when you need a permit?
- Will add to next month's agenda

Chapter 20 ordinance fee structure

Moved to next month

Agenda items for next meeting

Short term rentals, accessory dwelling units, Land use application form and website update, driveway inspection process, Chapter 20 fees

Next meeting date

Site visit Wed September 4 5:30 Kameyt, LLC

Site visit Wed September 18 5:30 Roberts

Plan Commission Meeting September 23, 2019

Adjournment

Dean moved and Diane seconded a motion to adjourn. Motion carried 4-0. Meeting was adjourned at 9:49 p.m.