

**TOWN OF VERMONT PLAN COMMISSION MEETING
Monday, October 21, 2019 – 7:00 P.M.**

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, posted on the town website, emailed to the online subscribers and published in the Mount Horeb Mail and Star News.

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

Approval of agenda

Todd moved and Dean seconded a motion to approve the agenda. Motion carried 7-0.

Approval of September meeting minutes

Doug moved and Judy seconded a motion to approve the September meeting minutes. Motion carried 7-0.

Public Input/General Comments

- Concern expressed with the new driveway on Blue Mounds Trail
- Concern expressed with the proposed development on County Highway JJ
- Concern expressed with amount of notice given to area residents
- Concern expressed over a request for a shared driveway where 4 houses are already on the driveway

Driveway and outstanding permits review

- Diane will make a list of the driveways needing inspection.

**Zoning Change, driveway agreement, turn around easement – 9842 Lattimer Lane –
Emily & Thomas Foellmi – Build new house**

- Rezone 3.9 acres from FP-35 to RR-2
- Site visit on 10-15-19 showed nothing of concern
- Small building envelop was staked, GPS coordinates on application are for 100 X 150 building envelop
- Set back from road appropriately
- Communication from light company was provided
- Short driveway next to existing driveway so good sight line to road

Judy moved and Jim seconded a motion to approve the zoning change. Motion carried 7-0.

Doug moved and Dean seconded a motion to approve the driveway. Motion carried 7-0.

Judy moved and Todd seconded a motion to approve the home site. Motion carried 7-0.

Doug will contact Roland Peterson regarding the turnaround easement.

Discussion for possible zoning change - Francois and Jackie Luyet - 4035 Ryan Road

- Purpose of this discussion is to explore whether it is feasible to pursue a zoning change
- Landlocked parcel
- 1 PDR is available
- 1994 an easement was granted for a driveway to the property
- 1996 a fourth house was built at the top of the drive
- Discussion to see if an exemption to the 4 house rule on a driveway would be feasible
- Easement was given to the property before the last house was built on the road
- Need LUIF – easement, schedule a site visit

Farmland Preservation requirements

- Agenda item is informational
- Farmland preservation requirement for the town – 80% of our Farmland preservation land has to be zoned FP, UTR,
- Rezoning to residential reduces our farmland preservation land
- We want to use mindfulness when we get a request for a rezone
- We were attempting to get rid of postage stamp parcels and now seem to be going back to them
- Stanfield – historical comment – postage stamp lots were preferred so as not to put residential parcels on agricultural land

DCTA proposal to change FP-1, Vermont response to Dane Co.

- County does not want any animals on FP-1, need a conditional use permit
- 2 towns holding out to approving section 10
- Suggest creating a new category e.g. FP2 or FP5
- DCTA is pushing the issue
- Should state that it is important to us that people with FP1 land should be able to keep animals
- Doug will write a formal letter to express our concerns to ZLR, Nicki Jones, the rest of the towns in Dane County

Round table discussion of land use vision

- What would you like to see the town look like in 30 years?
- Todd - Can't stop development, but how do you shape it? We are not city folks so steer the development
- Dean-anti development, steer it in a reasonable way
- Judy – agree with both Todd and Dean
- Jim – need to be sensitive to the landowners, density in towns and cities is going to increase
- Scott – farmland preservation – plan across the street complies with this
- Diane – like the rural character of the town, respect the rights of the landowner as long as we follow our land use plan
- Doug- like the rural character of the town, believe in landowner rights, allow people to utilize their rights

Accessory dwelling units defined, recommend ordinance and LUP changes

- Need to codify
- 1 sentence addition to LUP
- The back end of the process is that it goes to all the other towns, the ZLR, etc.
- Look at updates more that every 5 years

Driveway inspection process, tracking and timelines

- PC chair, town board chair, 2 members of the planning commission, Doug and Judy
- Diane will send the list out to the PC

Chapter 20 ordinance fee structure

- Fees should be updated annually and voted on in April

Agenda items for next meeting

- Land Use Intent Application form and general website update
- Review driveway ordinance regarding field roads & related procedures
- Communication method to let neighbors know of activities in their area
- Specifics for adding a definition of accessory dwelling units to our ordinances
- Time period to replace an old structure
- Planning commission plan
- Penalties Provisions – Chapter 20 Ordinances

Next meeting date

November 25, 2019

Site visits to be held on November 16, 2019

Adjournment

Todd moved and Scott seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 9:28 p.m.