

**TOWN OF VERMONT PLAN COMMISSION MEETING**  
**Monday, January 27, 2020 – 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: Doug Meier, Dean Bossenbroek, Jim Elleson, Judy Robb, Diane Anderson  
Absent: Todd Culliton, Scott Moe

**Approval of agenda**

Dean moved and Jim seconded a motion to approve the agenda. Motion carried 5-0.

**Approval of December meeting minutes**

Jim moved and Doug seconded a motion to approve the December meeting minutes. Motion carried 5-0.

**Public Input/General Comments**

None.

**Zoning Change – 4012 County Highway JJ – Patricia Roberts – 4 lots, Possible recommendation to Board**

- Originally wanted 4 smaller lots along JJ
- Visibility from the roadway was a problem
- Now proposing:
  - Lot 4 - existing house
  - Lot 2 – 5-acre lot
  - Lots 1 & 3 - > 70 acres
- All accessed from the access road which will be improved
- Will wait until larger lots are sold and new owners can come forward with driveway plans
- Larger lots to be sold with 2 building rights each, with one not to be developed for 5 years
- Land use plan only allows 4 home sites off of one driveway
- 3 options:
  - 5<sup>th</sup> person could ask for a variance
  - Make 1<sup>st</sup> segment a public road
  - Could have 2 accesses come off of County JJ
- Because of the 4 house per driveway rule, this plan requires a minimum of 2 driveways off JJ. Would an extra wide driveway at JJ, splitting quickly to serve 5 or more houses satisfy our rule?
- LUIF in front of us is for a rezone for lot 2 and 4
- House is in ridgetop protection area and has to be limited to 28'
- If building envelopes are approved and they change, the new buyer would have to come back to the plan commission
- Concept is ok, but would prefer to see the paperwork for the driveway and building sites

**Driveway and outstanding permits review, Procedural**

- Clerk to forward occupancy permit to plan commission secretary to file
- Diane will follow up to be sure the process is working

### **Land Use Intent Application form and general website update, Procedural**

- Land use intent form was sent to Jim for review
- For zoning changes or driveway permits to be issued – need paperwork 2 weeks in advance

### **Agenda items for next meeting**

- Kameyt, LLC site visit
- Roberts Driveway

### **Next meeting date**

- February 24, 2019 at 7:00 p.m.
- Site visit on February 22, 2020

Dean moved and Doug seconded a motion to adjourn. Motion carried 5-0. Meeting adjourned at 8:37 p.m.