

DRAFT MINUTES

TOWN OF VERMONT PLAN COMMISSION MEETING August 24, 2020 – 6:00 p.m.

Call to order and posting certification

The meeting was called to order at 6:00 p.m. by Doug Meier. The meeting was properly noticed: posted at the front door of Town Hall, posted on the town website, and emailed to the online subscribers and published in the Mount Horeb Mail and Star News. A notice was also mailed to adjacent landowners to the Westres Quarry.

Present: Doug Meier, Diane Anderson, Jim Elleson, Autumn McGree, Scott Moe, Judy Robb

Absent: Dean Bossenbroek

Approval of agenda

Jim moved and Autumn seconded a motion to approve the agenda. Motion carried 5-0. Scott Moe was late.

Approval of July meeting minutes

Autumn moved and Jim seconded a motion to approve the July meeting minutes. Motion carried 5-0. Scott Moe was late.

Public Input/General Comments

Moyer

- Stephen Schuleke wants a variance to put up solar panels on Bell Road. Site visit would be appropriate.
- Town board is meeting virtually, and Plan Commission is meeting in person.
- David Stanfield would like to come to discuss solar energy.

Yahara Materials, Westres Quarry – Conditional Use Permit Application – Possible recommendation to

- Description – change western expansion to eastern expansion
- Legal description needs to be corrected
- Any citizen input received before board meeting will be included with this CUP application
- Citizen input – town resident would like the hours of operation changed from beginning at 6:00 a.m. to beginning at 7:00 a.m. for drilling and crushing
- Robin would like to look up the dates provided by Jim to see if it is just the drilling, then just drilling to start after 7:00 a.m.
- Jim would be willing to revise his testimony if it is just the drilling that causes the noise
- Went through all 8 points of the CUP application
- Field moving into is now fallow

Judy moved and Scott seconded a motion that the eight standards for a conditional use permit have been met. Motion carried 6-0.

Addenda:

- Description needs to be changed from western expansion to eastern expansion
- Change hours of operation sub paragraph H. to crushing and drilling to start at 7:00 a.m. All other operation can run as is.
- Legal description needs to be changed to include only the 15.1 acres in the CUP

Judy moved and Jim seconded a motion to recommend to the board to approve the CUP with addenda. Motion carried 6-0.

Zoning change, homesite and driveway application – Jeff & Nancy Bell – Possible recommendation to the board

- CSM presented at this meeting. All other documents presented at the July meeting.

Diane moved and Autumn seconded a motion to approve the building envelope. Motion carried 6-0.

Jim moved and Judy seconded a motion to approve the driveway application. Motion carried 6-0.

Jim moved and Scott seconded a motion to approve the rezone application. Motion carried 6-0.

The Planning Commission requested that the Bells keep us updated on any changes to the CSM.

Review driveway ordinance regarding field roads & related procedures – Possible recommendation to the board

- Judy suggested that a description of how slopes and grades are calculated be brought back into the document.
- A diagram could be included to describe the slope, as a way to explain different scenarios.
- Water bars for drainage should not be included.
- Jim & Judy will provide a new draft next month.

Discussion on Planning Commission Structure – Informational

- ❖ Doug handed out a document explaining the planning commission duties in ordinances:
 - Chapter 1 section 1.05
 - Chapter 7 re land division
 - Chapter 4 re driveways
 - Chapter 8 re land use plan

Agenda items for next meeting

- David & Julie Moyer zoning change, driveway and homesite application
- Kyle Fisher zoning driveway and homesite application
- David Stanfield regarding solar energy
- Driveway ordinance
- CUP application & process

Next meeting date

September 28, 2020

Adjournment

Scott moved and Judy seconded a motion to adjourn. Motion carried 6-0. Meeting adjourned 8:15 p.m.

Diane Anderson, Planning Commission Secretary