

**TOWN OF VERMONT PLAN COMMISSION MEETING  
October 26, 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, Diane Anderson, Dean Bossenbroek, Jim Elleson, Autumn McGree, Scott Moe, Judy Robb

**Approval of agenda**

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

**Approval of September meeting minutes**

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

**Public Input/General Comments**

None

**Results of Town Survey – Karen Carlock**

- Karen presented results of the town-wide survey
- 15 years since the last survey
- All registered voters, town resident and all non-resident property owners
- 46% response rate
- Majority of respondents were favorable to our Land Use Plan
- Plan Commission is keeper of the LUP

**James Herfel – 4017 Moe Road – Replacing existing house with new house**

- Son wants to tear down the house and rebuild
- This is permissible according to our LUP
- House needs to be within 100 feet of old residence
- After occupancy permit is issued, old house must be removed within 6 months

**Zoning change– County Highway JJ – Curtis Sorensen & Karen L Margelofsky-Sorensen**

- Current zoning is FP-1
- Assessed valuation is G-1 which is residential
- Request to rezone from FP-1 to RR-4 so zoning and assessment match
- Town wants to retain agricultural zoning until someone wants to build, otherwise we lose our oversight of building sites and driveway permits, PC would not approve rezone until someone wants to build

- May be classified wrong for tax purposes
- It is steep and not very accessible
- It has 1 PDR but may not support improvements
- Possible easement via Rolf Forshaug property

#### **Homesite and driveway application – Ryan Road - William N Buros, William Z Buros**

- Site visit was Saturday, October 24
- No problems were found
- Entrance off Ryan Road crosses the access to Gilardi land

Jim moved and Dean seconded to approve the driveway leg that goes into the homesite location with the understanding that it crosses the neighbor's property and we have a shared driveway agreement. Motion carried 7-0.

Dean moved and Judy seconded a motion to approve the building envelop. Motion carried 7-0.

- We can approve further portions of the shared driveways next month once we have the GPS points.

#### **Driveway application – Ryan Road – Megan and Michael Gilardi**

- Gilardi's will come back to the plan commission once they have their driveway and building site staked.

#### **Review driveway ordinance regarding field roads & related procedures**

- New draft was presented with pictures showing slope calculations
- Delete 4.06(2) f because it is redundant (c, above)

Judy moved and Autumn seconded a motion to correct the driveway ordinance and send on to the board. Motion carried 7-0.

#### **Land Use Intent form – guiding principles**

- Add "and reducing development visibility." To the guiding principles section
- Delete Board of Supervisors Opinion Record section from page 6

Jim moved and Doug seconded a motion to send the updated LUIF on to board. Motion carried 7-0.

#### **Discussion on CUP application process**

Tabled to next meeting.

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

- Bueros driveway agreement for east west leg of driveway
- Border agreements with adjacent towns
- CUP application process
- Site visit check list
- Mobile tower siting application

### **Next meeting date**

November 23, 2020 at 7:00 p.m.  
Site visits on November 14, 2020.

### **Adjournment**

Scott moved and Autumn seconded a motion to adjourn. Motion carried. Meeting adjourned at 9:47 p.m.