

**TOWN OF VERMONT PLAN COMMISSION MEETING
February 22, 2021 – 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

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

Approval of January meeting minutes

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

Public Input/General Comments

- Heads up on LUIF forthcoming for Cedar Lane – Carlock

Value classifications on tax bills, Stephen Mahlik from Equity Appraisal LLC will present – Discussion

- Tabled until March meeting

Driveway Application, 4419 County Highway F, Gordy Brunner – Possible recommendation to the board

- Site visit was Saturday, February 20
- Planned driveway is 1270 feet long and would trigger the storm water management requirements
- Gordy – Just started the process and needs more information from the water resource people
- Needs to find the cost
- Gordy – trying to hide a future house from view
- Only asking for a field road at this time

Judy moved and Scott seconded to approve a field road that comes out on County Highway F. Motion carried 7-0.

Request for site specific limitation for the 100' rule for replacing a grandfathered residence

– 4518 State Hwy 78 – Scott Herrling – Possible recommendation to the board

- Should it be an exception because it is in a floodplain
- The image of the floodplain in the County maps is quite accurate
- Historically the PC has always stayed with 100' from GF residence
- Any exception would be setting a precedent for the future
- Requiring use of a PDR would be consistent with our LUP
- Anyone coming in the future that has a spring coming out of the basement, we would look at that favorably
- Puts the new house out of sight, and would be more favorable
- A site exception in the case of a flood plain may be reasonable
- A site visit is planned for March 20, 2021

Review on process of dividing property/ 66' frontage – Discussion

- Doug talked to Roger Lane about allowing driveway agreement vs 66' frontage
- Surveyors should be aware of 66' requirement before splitting property with a CSM
- Roberts property would be a perfect example to learn from in dividing property

Town approval of site plans before building permit issued - Discussion

- Would add control of all residential buildings
- May not be available to the township at this time

Doug moved and Autumn seconded a motion to contact the County and see what steps are needed to have town approval before a zoning permit is issued for a new residence. Motion carried 7-0.

Doug will call the County.

Agenda items for next meeting

- Herrling property site exception
- Review on process of dividing property/66' frontage
- Stephen Mahlik – Value classifications on tax bills
- Review LUIF Application Checklist

Next Meeting Date

Site Visit, March 20, 2021
March 22, 2021 at 7:00 p.m.

Adjournment

Scott moved and Judy seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 8:08 p.m.

Diane Anderson, Planning Commission Secretary