

TOWN OF VERMONT PLAN COMMISSION MEETING
June 28, 2021 – 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, 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

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

Approval of May meeting minutes

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

Public Input/General Comments

There were none.

Zoning change, driveway and homesite approval, 4423 County F – Gordy Brunner

- Site visit was June 26, 2021, no issues were found
- Need to correct the PDRs available on the property, town records show 4, Brunner was told 6
- Brian Standing suggests going to the Register of Deeds to see if they have something on the deeds
- This will be a spot rezone

Scott moved and Judy seconded a motion to approve the spot rezone from FP-35 to RR-2. Motion carried 7-0.

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

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

Driveway and homesite approval, Lot 1, Forshaug Road, Thom Grenlie

- Site visit was on June 26, 2021
- Driveway is along the lot line utilizing an existing field road, needs to be cut down to meet 13% grade
- Building envelope in nice location
- New GPS lot lines were provided
- It is the planning commission's discretion to approve if the applicant is not present
- Plumbing in the barn/accessory unit will require a CUP
- PC encourages that the application for the CUP be done soon

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

Doug moved and Diane seconded a motion to approve the building envelope. Motion carried 7-0.

Driveway and homesite approval, Lot 2, Forshaug Road, Thom Grenlie

- This item is tabled to the July meeting.
- Subcommittee of 3 will look at the new staking of driveway and building envelope

**Homesite and driveway approval, Corner of Blue Mounds Trail & County JJ
Matthew R Baker and Mark W Kowald**

- County acknowledged it is unusual for them to modify a building envelope already approved by the town
- Roger Lane will make the decision if it needs to be rerouted to ZLR

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

CUP 2523 – Outdoor Assembly Events – Continuation of Halloween and Christmas Events – Tyrol Properties

- Xmas Village has not happened yet
- Haunted Attraction go up chairlift C and end at Tubing House
- No more traffic than the ski events
- 1,000 people on a weekend
- 1 ½ hour to go through the maze
- Autumn provided description of the general tour
- Lights on page 3 to match what is in use – safety concerns too dark – flood lights
- Add language about the Christmas event – less obtrusive than the Haunted House
- Amplified sounds are thunder – within a building -db level at lot line max is 65
- Clean up the language in the document
- Judy would like to see a new document before the board meeting

Scott moved and Jim seconded that the criteria for 1 is satisfied. Motion carried 7-0.

Jim moved and Dean seconded that the criteria for #2 is satisfied. Motion carried 7-0.

They have agreed to provide more detail on lighting changes and amplified sound

Judy moved and Scott seconded that the criteria for #3 is satisfied. Motion carried 7-0.

Did review input document from neighbor

Scott moved and Judy seconded that the criteria for #4 is satisfied. Motion carried 7-0.

Accidents are down which speaks to the safety of the hill

Dean moved and Judy seconded that the criteria for #5 is satisfied. Motion carried 7-0.

Driveway has been blacktopped

Dean moved and Scott seconded that the criteria for #6 is satisfied. Motion carried 7-0.

Judy moved and Dean seconded that the criteria for #7 is satisfied. Motion carried 7-0.

Doug moved and Scott seconded that #8 is not applicable. Motion carried 7-0.

Doug moved and Scott seconded to recommend to the board that CUP 2523 meets planning commission criteria. Motion carried 7-0.

CUP 2524 - Transient or tourist lodging for 3506 Bohn Road – Tyrol Properties, LLC

- Scott McKay's house
- Rent house for weekend and come and ski
- Would only have access to the house and parking
- Will not be a staff member living on the property
- B&B requires owner living on the premises
- 3 bedrooms and a pair of back-to-back bathrooms
- 1 bedroom downstairs
- Would like permission for 10 occupants – add to CUP
- Reference to the old CUP will be stricken

- Typo on hours will be corrected

Scott moved and Doug seconded that the criteria for #1 is satisfied. Motion carried 7-0.

Strike 100 ft. proximity 7-0

Scott moved and Dean seconded that the criteria for #2 is satisfied. Motion carried 7-0.

Clean it up 7-0

Dean **moved and Doug seconded that the criteria for #3 is satisfied. Motion carried 7-0.**

Strike reference to old CUP, add 10-person occupancy 7-0

Doug moved and Dean seconded that the criteria for #4 is satisfied. Motion carried 7-0.

Scott moved and Dean seconded that the criteria for #5 is satisfied. Motion carried 7-0.

Property has very adequate parking 7-0

Dean moved and Scott seconded that the criteria for #6 is satisfied. Motion carried 7-0.

Mini bars will be in rooms

Dean moved and Jim seconded that the criteria for #7 is satisfied. Motion carried 7-0.

Dean moved and Scott seconded that the criteria for #8 is not applicable. Motion carried 7-0.

Doug moved and Scott seconded to recommend approval of CUP 2524 to the board as meeting all 8 criteria. Motion carried 7-0.

Driveway permits expire after 3 years, should LUIFs expire at the same time?

- If LUIF expires it would make it easier for the County
- With the driveway expiring, they would have to come back to us
- Will add to next month's agenda

Agenda items for next meeting

Lot 2 Forshaug Road, Thom Grenlie
Building envelopes expire after 3 years
Site visit soft timebox of 30 minutes
Moving meetings to start at 6:00

Next Meeting Date

Monday, July 26, 2021, at 7:00 p.m.

Adjournment

Scott moved and Doug seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 8:39 p.m.

Diane Anderson, Plan Commission Secretary