

TOWN OF VERMONT PLAN COMMISSION MEETING
July 26, 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, Autumn McGree, Scott Moe, Judy Robb

Absent: Jim Elleson

Approval of agenda

Dean moved and Autumn seconded a motion to approve the agenda. Motion carried 6-0.

Approval of June meeting minutes

Judy moved and Dean seconded a motion to approve the June meeting minutes. Motion carried 6-0.

Public Input/General Comments

Tim Pierce, 3480 County Hwy JG, requested information on the following:

- Build Ag accessory building in the spring/building permit required/CUP required for plumbing
- Building in Ridge Top protection area/applies to a residence
- Field road would go up to the building after the house/no permit required
- Well or septic/needs to go through county
- Would like to build a new house on RR-2 and would need to replace the old house, building on a different parcel, would tear down old house and put land back in FP-35
- Ordinance silent on the limitation of moving distance/Doug will check with the County
- Berms would be removed in the upgrade of driveway/need to apply for a driveway improvement permit

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

- Lot was not properly staked
- Item was tabled until next month

Criteria for Class II notices for CUPs

- Town rule requires a Class II notice, which requires posting in newspaper for 2 consecutive weeks
- Timing for the postings can unreasonably delay discussing a CUP
- Notice is posted in 3 different places besides the paper
- Need to be consistent with all applicants

Autumn moved and Judy seconded that we do not make it town policy to have Class II notifications for CUP's. Motion carried 6-0.

CUP 2532 – Sara Edwards – Limited Family Business – Lot 1 – Forshaug Road

- Application is for a limited family business
- Plumbing for a bathroom for clients in an ag building
- Building may not contain any kind of living quarters

The PC went through the 8 criteria for a CUP, results were as follows:

- Doug moved and Judy seconded that the CUP meets the criteria in #1. Motion carried 6-0.
- Judy moved and Doug seconded that the CUP meets the criteria in #2. Motion carried 6-0.
- Scott moved and Diane seconded that the CUP meets the criteria in #3. Motion carried 6-0.
- Doug moved and Scott seconded that the CUP meets the criteria in #4. Motion carried 6-0.
- Doug moved and Judy seconded that the CUP meets the criteria in #5. Motion carried 6-0.
- Judy moved and Dean seconded that the CUP meets the criteria in #6. Motion carried 6-0.
- Dean moved and Scott seconded that the CUP meets the criteria in #7. Motion carried 6-0.
- Judy moved and Scott seconded that the CUP meets the criteria in #8. Motion carried 6-0.

Dean moved and Judy seconded to recommend to the board to approve CUP 2532 for a bathroom in the barn. Motion carried 6-0.

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

- Driveway permits expire in 3 years, while the building envelop does not currently expire
- Judy – LUIF should expire in 3 years also
- Check and balance to be sure driveway is where we approved

Judy moved and Autumn seconded to recommend to the board that LUIFs expire in 3 years and will be shown in Ordinance Chapter 7, V (4) and mirror what we have in the driveway ordinance. Motion carried 6-0.

FP-35 GF home replacements – exception to 100' rule

- Scott suggested that we don't make a rule, but consider if it makes sense to move the replacement home
- It should be applied on a case-by-case basis
- Would county agree?
- Home should be placed within the vicinity of the grandfathered property

DCTA Recommendation to consider a Solar Licensing Ordinance

- Doug would like to see the site remediated to its original state
- State limits how much we can control these activities
- Doug wants to just monitor commercial enterprises
- WE could go back to county statute so we can piggyback off that
- Recommend that the board discuss this at their next meeting

Site visit soft timebox of 30 minutes

(Secretary's note: currently site visits are projected based on number of visits, conditions & distance between sites starting at 8:00 a.m. on a given day)

- Can't put a hard time limit on site visits if valuable discussions are ongoing
- Site time windows to be determined when we are there
- PC needs to stick together at the site, so all discussions are shared
- Need to have a formal adjournment of each site visit

Switch PC meeting times to begin at 6:00 p.m.

- Plan commission meetings start at 6:00 p.m. for 3 months trial

• Agenda items for next meeting

- Thom Grenlie, Lot 2
- LUIF for 4128 Blue Mounds Trail
- Chapter 7 additions to driveway ordinance

Next Meeting Date

6:00 p.m., Monday, August 30, 2021

Adjournment

Scott moved and Judy seconded a motion to adjourn. Motion carried 6-0. Meeting adjourned at 8:46 p.m.

Diane Anderson, Plan Commission Secretary