

TOWN OF VERMONT PLAN COMMISSION MEETING
August 30, 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
Jim Elleson arrived at 6:55 p.m.

Approval of agenda

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

Approval of July meeting minutes

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

Public Input/General Comments

Karen is handling the phone situation for people to listen in on meetings.

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

- Doug, Dean and Judy walked the site to check the staking of the driveway
- Building envelop was moved off the peak of the hill
- Coordinates for driveway were provided by owner
- Coordinates for the building envelope were provided by owner

Doug moved and Dean seconded approval of the driveway. Motion carried 6-0.

Doug moved and Dean seconded approval of the homesite. Motion carried 6-0.

Zoning, driveway and homesite approval, 4128 Blue Mounds Trail, Nathan & Autumn McGree

- Need an engineer's plan
- Would like to speak to neighbor about a possible different route which would require an easement
- New route would require a new site visit
- Autumn expressed concern with cumbersome and mixed communications with Dane County

This item (#6) is tabled to next month.

Zoning, driveway and homesite approval, 4128 Blue Mounds Trail, Brian & Jan Patrick

- Moving a GF homesite to the opposite side of the farm buildings
- Rezone will be required for building site
- Certificate of occupancy will not be issued until old building is demolished

Doug moved and Dean seconded approval of rezone from FP-35 to RR-2 for 2.15 acres with a note that County may require a CSM, and parties check with Dane Co before next board meeting to hasten the project. Motion carried 6-0.

- Driveway needs to be staked from corner of barn to building envelop

Dean moved and Diane seconded to approve the driveway contingent upon the additional stakes with GPS coordinates from the corner of the barn. Motion carried 6-0.

- Building envelop was measured at 100' X 100'

Judy moved and Dean seconded to approve the building envelope. Motion carried 6-0.

Ability to make amendments to our comprehensive plan

- Amendments to our comprehensive plan can be made by:
 1. Majority approval by the PC
 2. Class 1 notice publication and special notice 30 days prior to a Town Board public hearing
 3. Approval by the board as an ordinance after the public hearing
 4. Submission to the County Department of Planning and Development and they typically draft an appropriate ordinance amendment for County Board adoption

Regulating commercial alternative energy production, other town models

- DCTA recommends that towns have an ordinance to deal with alternative energy
- Land may be taken out of farm production
- Section 4:7 of Town of Springfield ordinance shows how PDRs would be applied
- PC members will go through the Town of Springfield ordinance and present at next meeting regarding what might be relevant for the town

New town road vs shared driveways

- If developer wanted to put in a town road made to town specs, would we consider it?
- Do we know the cost?
- Would not cost us additional staff to maintain the town road
- Doug – the town does not look favorably on new town roads
- Section 4 of our LUP on new roads would be our starting point

PC supports the current language in the LUP and sees no reason to change.

Driveway and outstanding permits review

Reviewed list of driveways that need to be inspected
Diane will send out list to PC

Agenda items for next meeting.

Dave Stanfield then and now, photographs and use on LUP

Next Meeting Date

Monday, September 27, 2021, at 6:00 p.m.

Adjournment

Scott moved and Judy seconded a motion to adjourn. Motion carried 7-0. Meeting adjourned at 7:27 p.m.

Diane Anderson, Plan Commission Secretary