

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
JANUARY 29, 2007 – 7:30 P.M. – 4017 COUNTY HWY JJ

CALL TO ORDER AND POSTING CERTIFICATION

The meeting was called to order by Mark Sherven at 7:30 p.m. Johanna Solms certified the meeting notice had been posted at the Black Earth State Bank, Amcore Bank in Mt. Horeb, on the front door of the Town Hall and on the town website, www.townofvermont.com and published in the News Sickle Arrow and Mount Horeb Mail.

Members present: Mark Sherven, Eric Haugen, Barbara Grenlie, Donald McKay, Jim Elleson, Bruce Ellarson, and Johanna Solms.

APPROVAL OF AGENDA

Moved by Bruce Ellarson seconded by Donald McKay and carried to approve the agenda.

APPROVAL OF MINUTES

Moved by Donald McKay seconded by Bruce Ellarson and carried to approve the amended minutes of the December 18, 2006 meeting.

DISCUSSION WITH JERROLD STENLI AND/OR HIS AGENT REGARDING REZONE
OF 32 ACRES ON BAKKEN-STENLI ROAD

Kendall Kahl presented a final site map, legal language for a driveway easement and copies of the perk test and driveway engineering plan.

Moved by Donald McKay seconded by Eric Haugen and approved unanimously with Barbara Grenlie abstaining to recommend approval of a rezone of Lot 1, the location of the grandfathered homesite, 5 acres, from A1 to RH2.

Moved by Donald McKay seconded by Johanna Solms and carried unanimously with Barbara Grenlie abstaining to recommend approval of the rezone of 2 acres from A1 to RH1, the homesite location and driveway construction permit application for "Lot C" and to deed restrict the remaining acreage in the 40 acre parcel with no further homes, contingent on an easement agreement for Parcel C from Lot 2 being filed, and with a delayed effective date that will become effective when the cul-de-sac, to be constructed by petitioner with a 40 foot radius and 60 foot radius dedication, is built and approved and the town has a signed agreement to dedicate the cul-de-sac to the town.

It will be the town's responsibility to make any later upgrades to the surface and size of the cul-de-sac. The final contract will be prepared by the town's attorney before the next board meeting on February 12 and signed before the zoning request goes to the county. Construction can be done until the end of April.

Moved by Donald McKay seconded by Bruce Ellarson and carried unanimously with Barbara Grenlie abstaining to recommend approval of the rezone of 25 acres from A1 to RH4, homesite and driveway construction permit application for "Lot 2" and to deed restrict the 25 acres with no further homes, with a delayed effective date that will

become effective when the cul-de-sac, to be constructed by petitioner with a 40 foot radius and 60 foot radius dedication, is built and approved and the town has a signed agreement to dedicate the cul-de-sac to the town.

DISCUSSION WITH MAX & BETTY ROSENBAUM REGARDING REZONE OF TWELVE ACRES ON KELLIHER ROAD

Max Rosenbuam presented a new preliminary certified survey and an easement/shared maintenance driveway agreement.

Moved by Bruce Ellarson seconded by Barbara Grenlie and carried unanimously to recommend approval of rezone of "Lot 1" 5 acres with existing dwelling from Ex Ag 1 to RH2, conditional on a driveway easement being granted to Lot 2, and to deed restrict with no further development the approximately 39 acres that will remain A1, excluding the 7.2 acres for Lot 2.

Moved by Barbara Grenlie seconded by Bruce Ellarson and carried unanimously to recommend approval of rezone of "Lot 2" 7.2 acres from Ex Ag1 to RH2, homesite location and driveway construction permit application, conditional on a signed driveway easement and maintenance agreement being filed, and to deed restrict with no further development the remaining approximately 39 acres. A shoreline erosion control plan will be required for board consideration.

There was discussion of driveway issues, the existing culvert, stormwater management, and protection of the stream. The culvert is on the property of Lot 1. It was discussed whether to grant a variance in order to not disturb the area, since the culvert is already so large. But during construction on Lot 2 the traffic may be too heavy for the existing culvert. It was determined that a turnaround would not be needed because the shared portion of the driveway is so short.

CONTINUATION OF WORK ON POLICY AND PROCEDURE MANUAL

There was further discussion of the grandfathered homesite issue. It was recommended to strengthen the wording that was previously presented.

NEXT MEETING

The next special meeting will be on February 19, 2007 at 7:30 pm.

ADJOURNMENT

Moved by Bruce Ellarson seconded by Mark Sherven and carried to adjourn the meeting at 10:15 p.m.

Johanna Solms, Plan Commission Secretary