

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
MARCH 26, 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 7:35 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 Barbara Grenlie seconded by Donald McKay and carried to approve the agenda.

APPROVAL OF MINUTES

Moved by Jim Elleson seconded by Bruce Ellarson and carried to approve the minutes of the March 5, 2007 meeting.

DISCUSSION WITH NEIL AND MARCI KATZ REGARDING PDRS

A clarification of PDRs was requested. A review of town records confirms that the Katz property had only one split and no grandfathered homesite on January 1, 1985; the existing PDR was used in 1992 leaving zero development rights.

Moved by Jim Elleson seconded by Bruce Ellarson and carried unanimously that given the documentation received, the plan commission agrees that on the 21.57 acres owned by Neal and Marci Katz, there are no additional PDRs.

CONSIDERATION OF TWO REZONE PETITIONS, ONE TO INCLUDE HOMESITE AND DRIVEWAY PERMIT, FROM BILL & JANE HANSON AT 6121 COUNTY HWY J

The commission reviewed and discussed the Land Use Intent Forms and the evidence regarding PDRs, and agreed that it is true there are 2 PDRs with the property belonging to the Hansons currently.

During discussion of the rezone petition with homesite and driveway permit application several commissioners expressed concerns about the proposed homesite location. The homesite extends approximately 400 feet into the field, not maximizing preservation of ag land. The town land use plan encourages new homes to be compatible with their surroundings, maintain rural character, and preserve and protect natural beauty. Alternate locations were discussed but no compromise was reached. Bill Hanson submitted a list of considerations in support of the proposed site. It was agreed that the proposed driveway must have an engineer's plan as it crosses 20-22% slopes and may

require 4 or more culverts. Currently there is heavy runoff; an implemented erosion control plan could improve the situation.

Moved by Jim Elleson seconded by Bruce Ellarson and carried 5 to 2 to deny the rezone, homesite and driveway application based on current town land use plan goals of preserving ag land and maintaining the rural character and natural beauty of the town.

The second Hanson Land Use Intent Form was put on hold.

CONSIDERATION OF REZONE PETITION, HOMESITE AND DRIVEWAY PERMIT FROM RICHARD KELLY ON WOODCHUCK CROSSING

All requirements from the previous meeting on May 30, 2006, were met. It was requested that the driveway be constructed at a right angle to the town road and flared in both directions.

Moved by Barbara Grenlie seconded by Jim Elleson and carried unanimously to recommend approval of the rezone, homesite and driveway location for Site #3.

CONSIDERATION OF REQUEST FOR VARIANCE FROM JEFF AND MELODY KETCHUM

Moved by Jim Elleson seconded by Eric Haugen and carried unanimously to recommend to the board that we send a letter to the county stating we have no objection to the granting of a variance for the deck requested by Geoff and Melody Ketchum to be built in the county right of way, as per the drawing submitted.

The county requires a letter from the town; Mark Sherven will prepare a letter in advance of the board meeting that if approved can be signed and given to the Ketchums immediately in time for their hearing. The drawing should be included with the letter.

CONSIDERATION OF REZONE PETITION FROM STEVE COWAN ON COWAN LANE

Moved by Jim Elleson seconded by Bruce Ellarson and carried 6-1, with Don McKay opposed, to recommend approval of the rezone of 2.8 acres with existing grandfathered residence from A1 Ex to RH1.

A preliminary certified survey will be required for the board meeting. With only two homes and no additional PDRs the existing turnaround is fine at this time.

ADJOURNMENT

Moved by Mark Sherven seconded by Barbara Grenlie and carried to adjourn the meeting at 10:00 p.m.

Johanna Solms, Plan Commission Secretary