

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

CALL TO ORDER AND POSTING CERTIFICATION

The meeting was called to order by Don McKay at 7:30 p.m. Johanna Solms certified the meeting notice and amended 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: Don McKay, Jim Elleson, Bill Hanson, Johanna Solms, Eric Haugen, Bruce Ellarson, and John Brings.

APPROVAL OF AGENDA

Moved by Bill Hanson seconded by Jim Elleson and carried to approve the amended agenda.

APPROVAL OF MINUTES

Moved by Bruce Ellarson seconded by Jim Elleson and carried to approve as written the minutes of the July 16, 2007 meeting.

CONSIDERATION OF TWO REZONE PETITIONS, HOMESITES AND DRIVEWAY PERMITS FROM KINZIE, LARSON, HOLBERT, AND ALLEN, AT 4558 STATE HWY 78

We received the revised engineer plan and agreed that the easement and shared driveway agreement which requires the final certified survey would be a condition of rezoning and driveway approval.

Moved by Jim Elleson seconded by John Brings and carried 6-0 with Bruce Ellarson abstaining to recommend approval to the town board of the rezone, homesite and driveway permit application for Lot 1 as applied for, contingent on receiving documentation that the Shoreland Erosion Control Permit has been applied for, and on a delayed effective date on the rezone that would become effective when the shared driveway agreement and easements are recorded.

During the discussion of the motion Warren Gaskill and Gary Cox expressed concerns about the long steep driveway and two houses to be built on some of the highest land in the town while abandoning the existing home.

Moved by Jim Elleson seconded by Eric Haugen and carried 6-0 with Bruce Ellarson abstaining to recommend approval to the town board of the rezone, homesite and driveway permit application for Lot 3 as applied for, contingent on receiving documentation that the Shoreland Erosion Control Permit has been applied for, and on a delayed effective date on the rezone that would become effective when the shared driveway agreement and easements and a deed restriction limiting the property to one residence are recorded.

DISCUSSION WITH PETE ALBERT REGARDING PDR FOR PROPERTY OFF
GREENWALD ROAD

The property deed includes an easement for the farm road to the property, which does not front on a town or county road. It was agreed that there is one PDR on the 36 acre property and that one house can be built if the road frontage issue is resolved with the county, most likely by a variance. With the information that we have it appears the driveway would have to be brought up to town specs.

DISCUSSION WITH PAUL KJORLIE REGARDING REZONE OF PARCEL(S) AT 4174
RYAN ROAD FROM RH1 TO A2

The north side of Ryan Road would be used for the proposed meat goat operation. A rezone may be unnecessary in order to get a zoning permit to build an accessory building on the RH2 parcel.

DISCUSSION WITH GARY BREED REGARDING PERMITTING OF AN AMATEUR
RADIO TOWER AT 3300 HWY 78

An amateur radio tower is a structure that supports a permitted use (residence) in RH zoning and therefore is a permitted use. As a structure it would need a zoning permit and building permit. There is an explicit exception to the height limitation for communications towers. Our building permit ordinance does not apply to a radio tower.

CONSIDERATION OF DRIVEWAY APPLICATION FROM MARY MCMURRAY AND
ROBERT JOHNSON AT 3523 CTH JG

Moved by Bill Hanson seconded by Jim Elleson and carried 5-1 with Don McKay voting no and Jo Solms abstaining to refund the \$300 check and not require a driveway permit because it doesn't meet the current definition of a driveway in our ordinance as it is solely on county land and does not travel through a private parcel of land.

There is no grandfathered driveway status for the ingress; if it were to be extended in future a permit would be required.

Bruce Ellarson expressed concern about the process of getting logs out at that ingress on a county road. To address in future: a field road's purpose is different from a driveway's and should be treated differently but our ordinance should apply to field roads.

CONTINUATION OF WORK ON PLAN COMMISSION POLICY AND PROCEDURE
MANUAL AND COMPREHENSIVE PLAN

There was a discussion of field roads and driveways. There was discussion of whether there should be any change to the slopes allowed for driveways in order to discourage long, steep driveways. The goals of safety and minimizing the amount of cutting are somewhat at odds, as limiting slopes to 12% or 11% will likely lead to more switchbacks.

NEXT MEETING

There will be a special meeting on August 20, 2007 and a regular meeting on August 27, 2007.

ADJOURNMENT

Moved by Jim Elleson seconded by Bruce Ellarson and carried to adjourn the meeting at 10:25 p.m.

Johanna Solms, Plan Commission Secretary