MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
June 24, 2013 – 7:30 P.M. 4017 CTY JJ

CALL TO ORDER

The meeting was called to order by Todd Culliton at 7:30 p.m. The meeting was properly noticed, published in the News Sickle Arrow and Mt. Horeb Mail and posted at State Bank of Cross Plains in Black Earth, Harris Bank in Mt. Horeb, on the front door of the Town Hall, and on the town website, www.townofvermont.com.

Members present: Todd Culliton, Jim Elleson, Don McKay, Scott Moe, Johanna Solms. Absent: Eric Haugen, Doug Meier.

APPROVAL OF AGENDA

Moved by Jim Elleson seconded by Don McKay and carried 4-0 to approve the agenda as written.

APPROVAL OF MINUTES

Moved by Don McKay seconded by Jim Elleson and carried 4-0 to approve the June 3, 2013, meeting minutes as written.

CONSIDERATION OF REZONE, HOMESITE AND DRIVEWAY CONSTRUCTION PERMIT APPLICATION BY STEVE SCHULTE, BOHN ROAD AND CTY JG

The applicant (now new owner) was still not ready to proceed this month; the item was postponed to the next meeting.

DISCUSSION OF POSSIBLE REZONE AND LOCATION OF HOME SITE TO REPLACE GRANDFATHERED HOUSE FOR GAYLORD MICKELSON TRUST PROPERTY ON DALBY ROAD

While there are zero additional PDRs remaining on the Mickelson property, the grandfathered cabin can be legally abandoned (made uninhabitable) or torn down to free up the PDR and then build another residence elsewhere on a rezoned parcel. A rezone would not be required if a new building was on the same location as the cabin (100 feet by the county ordinance for Ag-ex zoning district) Brian Standing was referring to this rule in the somewhat confusing correspondence. There would also likely be a deed restriction.

Jim Elleson requested that the minutes show that: The plan commission agrees that there is one PDR currently used by the grandfathered cabin. The PDR could be sited elsewhere on the property, provided the rezone/homesite/driveway process is followed and the cabin is abandoned or removed.

DISCUSSION OF DRAFT LETTER REGARDING NOTIFICATION OF PUBLICLY-FUNDED LAND ACQUISITIONS

No letter was ready for discussion.

DISCUSSION OF TOWN ORDINANCE FOR SITING OF WIND ENERGY SYSTEMS

The draft ordinance from Kay Millonzi was read and discussed. The possible process was discussed and it was agreed that the normal Land Use Intent Form to request a Conditional Use Permit, along with requiring copies of all submittals to the County, would suffice.

Moved by Don McKay seconded by Jim Elleson and carried 5-0 to recommend to the town board approval of the proposed wind siting ordinance, as written but with typos corrected.

DISCUSSION OF TOWN OF BERRY ORDINANCE FOR NON-METALLIC MINING

The materials on non-metallic mining and the Town of Berry ordinance were reviewed, as well as researching the current State and County ordinances and resources. It appears that the Town of Berry ordinance is quite restrictive; apparently the State has not put into place the rule forbidding that (as with wind energy siting and cell tower siting) at this time. The County appears not to have an ordinance yet. The process is via Conditional Use Permit. Johanna will contact Majid Alan to ask for more information on the legal environment at this time and and Tony Varda to discuss the Town of Berry ordinance, before the next meeting.

CONTINUING DISCUSSION OF POSSIBLE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

The discussion continued with tentative agreement on suggested setbacks of 500 feet, 2 acre minimum rezones, and no more than four transfers in for any landowner/individual/legal entity within a five year period, whether they own one parcel or more than one (the no subdivision rule already in plce). In general it is felt that the existing rules for siting are sufficient, with the exception that there could be no transfers into the ridgetop protection area. Between wetlands, floodplains, 30%+ slopes and the RPA, the remainder of the land in the town is effectively a designated receiving area.

The Springfield letter to the county was reviewed along with their very extensive ordinance. The Town of Berry TDR ordinance was also discussed.

CONTINUATION OF WORK ON ORDINANCE REVISIONS AND PLAN COMMISSION POLICY AND PROCEDURE MANUAL

There was no discussion of this item.

SCHEDULE NEXT MEETING AND DISCUSS POSSIBLE AGENDA ITEMS

The next meeting will be July 29, 2013. The agenda will include TDR, the Schulte driveway and homesite, wind siting and non-metallic mining ordinances, and the standard items.

ADJOURNMENT

Moved by Scott Moe seconded by Don McKay and carried 5-0 to adjourn at 10:20 p.m.

Johanna Solms
Plan Commission Secretary