

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
October 28, 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, at the Mt. Horeb public library, on the front door of the Town Hall, and on the town website, www.townofvermont.com.

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

APPROVAL OF AGENDA

Moved by Jim Elleson seconded by Doug Meier and carried 7-0 to approve the agenda as written.

APPROVAL OF MINUTES

Moved by Doug Meier seconded by Eric Haugen and carried 7-0 to approve the September 30, 2013, meeting minutes.

CONSIDERATION OF DRIVEWAY/FARM ROAD CONSTRUCTION PERMIT APPLICATION AND
LAND DIVISION/REZONE APPLICATION FOR ERIC GROVER/WILLIAM PARRELL PROPERTY AT
4612 BLUE MOUNDS TRAIL

Eric Grover answered the questions that the plan commission had after the site visit on September 28. The DNR has made a site visit, and fees have been paid for a shoreland erosion control permit. In order for this application to go to the town board there needs to be a copy of the actual permit on file and also GPS coordinates for every 50 feet on the driveway.

Moved by Jim Elleson seconded by Scott Moe and carried 7-0 to recommend approval to the town board of the driveway application for Eric Grover at 4612 Blue Mounds Trail, contingent on receipt of fees and a shoreland erosion control permit and GPS coordinates, and also clarify that this is approval solely for the area of driveway construction shown on the engineer/erosion control plan that was submitted.

For the rezone to separate the farmhouse and all but one outbuilding, the only issue is that the grain bin needs to come down to conform to setback requirements.

Moved by Scott Moe seconded by Don McKay and carried 7-0 to recommend to the town board approval of a rezone of 2.2 acres to RH-1 for Eric Grover at 4612 Blue Mounds Trail, contingent upon removing the grain bin to create the required setback at the property line.

DISCUSSION OF POSSIBLE REVISION/REMOVAL OF DEED RESTRICTION ON CRESS
SPRINGS BAKERY PARCEL ON RYAN ROAD TO ALLOW OUTDOOR FOOD SERVICE

Jeff Ford, owner of Cress Spring Bakery, presented his concept for on site Weds night pizza service May through October. He is applying for a restaurant license and may also apply for a liquor license (Don McKay noted that there may be one available). The one-acre parcel on which the bakery is

located is zoned commercial and this appears to be a permitted use, but there is a deed restriction on the property that was placed by the previous owner, Roger Eichens, and the town.

The Cress Spring Farm Cooperative has hosted parties for up to 120 people in the past, and this works fine as far as parking along the driveway and space to eat outdoors. The two co-owners in the cooperative are in favor of the pizza picnic concept. The closest other neighbors are ¼ to ½ mile away. There will be no amplified music and there will be a porta-potty.

It was agreed that a driveway committee site visit to check the driveway is in order. It was recommended that Jeff speak with his attorney, Majid Allan, and the register of deeds and come back to the town with a proposal for rewording the deed restriction. There may be a rezone process of some sort, or a conditional use permit, required.

DISCUSSION AND RECOMMENDATIONS REGARDING CITATION ORDINANCE

Research has shown that a separate citation ordinance is not necessary.

Moved by Scott Moe seconded by Don McKay and carried 7-0 to recommend to the town board to have a public hearing to amend Chapter 1 of our town ordinances to include Ch. 1.08 Issuance and Service of Citations.

DISCUSSION OF POSSIBLE INPUT ON DANE COUNTY COMPREHENSIVE PLAN

The list of draft topics emailed to all by Curt Kodl on September 24 was discussed. It was agreed that Dane County should provide an explanation of why they intend to create policy on long driveways. Jo will attempt to draft a letter regarding the proposed revisions.

DISCUSSION AND RECOMMENDATIONS REGARDING TOWN ORDINANCE FOR MINERAL EXTRACTION

It was agreed to use the Town of Berry Ordinance with relevant changes. Jo will work up a Vermont version of the ordinance, application form and permit and Todd will forward to the town's attorney for review and revisions.

Moved by Jim Elleson seconded by Doug Meier and carried 7-0 to recommend to the town board adoption of a nonmetallic mining ordinance as written, subject to amendments and corrections and vetting by the town's attorney.

DISCUSSION AND RECOMMENDATIONS REGARDING CHANGES TO EXISTING WIND SITING ORDINANCE

Moved by Jim Elleson seconded by Dough Moe and carried 7-0 to recommend to the town board to repeal the wind siting ordinance and get advice from the town's attorney before the next board meeting.

CONTINUING DISCUSSION OF POSSIBLE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

Moved by Scott Moe seconded by Doug Meier and carried 7-0 to table Transfer of Development Rights based on lack of demand for such a program from the town residents.

REVIEW EVENT PERMIT APPLICATION FORM FOR NEEDED CHANGES AND ADDITIONS

There was no action on this item.

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

There was no action on this item.

SCHEDULE NEXT MEETING AND DISCUSS POSSIBLE AGENDA ITEMS

The next meeting will be November 25, 2013. No site visits will be scheduled on November 22 due to deer hunting, but will be scheduled the weekend before if necessary. The agenda will include Jeff Ford, the recreation event permit application form, discussion of proposed changes to the Dane County Comprehensive Plan, and the standard items.

ADJOURNMENT

Moved by Jim Elleson seconded by Doug Meier and carried 7-0 to adjourn at 10:27 p.m.

Johanna Solms
Plan Commission Secretary