

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
December 1, 2014 – 7:30 P.M. 4017 CTY JJ

CALL TO ORDER

The meeting was called to order by Todd Culliton at 7:35 p.m. The meeting was properly noticed, posted at State Bank of Cross Plains in Black Earth, on the front door of the Town Hall, and on the town website, www.townofvermont.com and published in The News Sickle Arrow and Mt. Horeb Mail.

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Moved by Jim Elleson seconded by Scott Moe and carried 4-0 to approve the October 27, 2014, meeting minutes as written.

DISCUSSION WITH DALE TOLLEFSON OF POSSIBLE DRIVEWAY, HOMESITE AND REZONE
ON HIGHWAY JJ

Rezoning versus filing farm plan was discussed along with early stage plans for a driveway and homesite. The proposed driveway entrance has been cleared with the highway department. The length of the proposed driveway and necessary cuts and fills makes it likely that a stormwater management plan and engineer plan will be needed, along with a shoreland erosion control plan due to the nearby wetland and stream. Dale will return in the spring with a full application.

DISCUSSION OF NEW ANIMAL HUSBANDRY REGULATIONS AND POSSIBLE CHANGES TO
WEIGHT LIMIT ORDINANCE

Following a thorough discussion of how best to protect roads from possible damage by the newly allowed larger vehicles, with the window to pass an ordinance closing January 15th, it was agreed that the ordinance recommended by the Dane County Towns Association should be adopted as written.

Moved by Jim Elleson seconded by Doug Meier and carried 5-0 to recommend to the town board to adopt an ordinance establishing a permit requirement for agricultural commercial vehicles and implements of husbandry as written, with the understanding that we will develop our internal guidelines for whether specific roads will be permitted.

CONSIDERATION OF POSSIBLE CHANGE TO REZONE/HOMESITE/DRIVEWAY APPLICATION
PROCESS FLOWCHART AND CONTINGENCIES POLICY

There was discussion of the best process for making sure the building inspector has a copy of the site plan and driveway permit, and that no building permit is issued without a signoff from the driveway committee.

There was continuing discussion of whether a rezone should be made contingent on a stormwater management plan, erosion control plan, or shoreland erosion control plan, given that rezone approval is not certain and the expense can be high. There is also a citizen report of the county land and water division declining to review any permit applications until after a rezone is approved.

It was agreed that all of these should be provided when required for a driveway construction permit.

The problem to solve is how to revise our process yet retain control of siting, while not forcing rezone applicants to invest significant sums in an engineer plan and stormwater management plan before rezone approval by the town and county.

There are precedents and a plan commission policy for approval of a rezone plus homesite without requiring a driveway application, and for standalone rezones when forced, as with a remnant. In at least one recent case a driveway permit was approved for a previously rezoned parcel without establishing the homesite.

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

There was no discussion on this item.

SCHEDULE NEXT MEETING AND DISCUSS POSSIBLE AGENDA ITEMS

The next meeting will be Monday, January 5, 2015. The agenda may include further discussion of the rezone process flowchart and the contingencies policy, and rezone, homesite and driveway application(s) from Steve Frame along with a site visit.

ADJOURNMENT

Moved by Jim Elleson seconded by Scott Moe and carried 5-0 to adjourn at 10:35 p.m.

Johanna Solms
Plan Commission Secretary