

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
March 22, 2010 – 7:30 P.M. 4017 CTY JJ

CALL TO ORDER

The meeting was called to order by Jim Elleson at 7:30 p.m. Johanna Solms certified the meeting notice was posted at the Black Earth State Bank, Amcore Bank in Mt. Horeb, on the front door of the Town Hall and published in the News Sickle Arrow and Mt. Horeb Mail and on the town website, www.townofvermont.com.

Members present: Jim Elleson, Barbara Grenlie, Eric Haugen, Larry Ziemer, Bruce Ellarson, John Brings and Johanna Solms.

APPROVAL OF AGENDA

Moved by Johanna Solms seconded by John Brings and carried 7-0 to approve the agenda as posted and switch the order of items 4 and 5.

APPROVAL OF MINUTES

Moved by Barbara Grenlie seconded by John Brings and carried 6-0, Jim Elleson abstaining, to approve the February 22, 2010, minutes.

CONSIDERATION OF APPLICATION FOR REZONE, HOMESITE AND DRIVEWAY FOR
JOHNSON/MCMURRAY AT 3523 CTY HWY JG

Robert Johnson and Mary McMurray are moving their PDR from the middle of their 40-acre parcel to the adjoining 2-acre parcel purchased a year ago. Neighbor John Coffin attended to see the map and had no objections.

The proposed homesite is within 1000 feet of a waterway, so it will need a shoreland erosion control permit.

Jim and Bruce went back after the official site visit and shot the grades. The NW boundary looking down is 13-15%. The side hill is 30% at the edge of the envelope, 27% as moving away from the edge. Bruce suggested it could be better to get up the hill right away and then come in at the lower corner of the building envelope, and there is an old field road that might be better, to get the 36 foot turning radius and reduce the amount of leveling; it enters higher up the envelope. Larry noted that the envelope is smaller than 100 x 150, one side being only 75-80 feet. It was felt that the location for the homesite is good though it is a challenging site for erosion control. The driveway will need an engineered plan. Jim suggested another site visit to see stakes for the driveway. It was discussed that perhaps the driveway committee could make that visit. The driveway plan needs to be finalized. The perk test is done and the County has approved it; the paperwork is in process and will be available soon.

Next steps: An engineer plan is required that includes profiles, cuts and fills, retaining walls, and exact location of driveway because of steep side slopes close to 30%. The Plan Commission will review the engineer plan, erosion control plan, and septic paperwork.

CONSIDERATION OF APPLICATIONS FOR REZONES, HOMESITES AND DRIVEWAYS FOR TOM GRENLIE AT 9973 GREENWALD ROAD

Barbara Grenlie recused herself. Tom explained that he does not wish to apply for driveway permits at this time. It was noted that there could be problems with a future board, or land could get sold that cuts off access. A note will be put in the file that there is no approved driveway and that the sites would need approved driveways before any building permits could be issued. As the Policy and Procedure Manual specifically allows this rezone/homesite without driveway application, this case will set a new precedent after several years of requiring applicants to submit the whole package. The sites may be in the Ridgetop Protection Area.

While there is no driveway application, there is a rough (verbal) plan for a shared driveway with only one entrance onto Forshaug Road.

Neighbor Larry Leichte attended and spoke at length. He presented a list of requests. He asked about Majid Allan's letter regarding development rights and was updated as to the new CLUP and the resulting calculation for the Grenlie PDRs.

The septic approval paperwork will be needed before the town board meeting on April 12. Tom Grenlie suggested eliminating the requirement for a septic test from our approval process, a County requirement that we have incorporated into our procedures. This was discussed and will be considered.

Moved by Bruce Ellarson seconded by Eric Haugen and carried 6-0 to recommend approval to the Town Board of the rezone of Lot 1, 16 acres, from A1-EX to RH-4 and the proposed building envelope.

Moved by Bruce Ellarson seconded by Larry Ziemer and carried 6-0 to recommend approval to the Town Board of the rezone of Lot 2, 24 acres, from A1-EX to RH4 and the location of the building envelope, with no driveway proposal at this time.

Moved by Eric Haugen seconded by John Brings and carried 6-0 to recommend approval to the Town Board of the rezone of Lot 3, 16 acres, from A1-EX to A4, with a final certified survey that clearly shows the west line of Section 26.

Moved by Bruce Ellarson seconded by John Brings and carried 6-0 that it be noted that Lots 1 and 2 belonging to Tom Grenlie off Forshaug Road have been recommended for rezones and home sites but no driveway permit has been requested and no driveway has been approved.

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

April 19th will be the hearing for the new Recreation Event Ordinance. Some changes to the wording have already been identified.

There was a discussion of the sentence in our Policy and Procedures that now says the Plan Commission can approve a rezone and home site without a driveway application if the driveway is buildable. Concerns include the possibility of legal problems if we approve a rezone and home site and later on do not approve the driveway. The motivations for this type of situation could include special circumstances and it would need to be understood that proceeded in this manner would be at the owner's risk. Jim will develop wording and we will look at it next time. We will also have a discussion of soil test issues.

SCHEDULE NEXT MEETING AND DISCUSS POSSIBLE AGENDA ITEMS

The next meeting will be April 26, 2010, with any site visits on April 24, 2010. Johnson/McMurray may come back, and we will work on finishing up the driveway ordinance.

ADJOURNMENT

Moved by Larry Ziemer seconded by Eric Haugen and carried 7-0 to adjourn at 10:15 p.m.

Johanna Solms
Plan Commission Secretary