

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
March 30, 2009 – 7:30 P.M. 4017 COUNTY HWY JJ

CALL TO ORDER

The meeting was called to order by Barbara Grenlie 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: Barbara Grenlie, Jim Elleson, John Brings, Bruce Ellarson, Don McKay, Eric Haugen, and Johanna Solms.

APPROVAL OF AGENDA

Moved by Don McKay seconded by Bruce Ellarson and carried 7-0 to approve the agenda as posted.

APPROVAL OF MINUTES

Moved by Don McKay seconded by Jim Elleson and carried 5-0 (Jo Solms and Eric Haugen abstaining) to approve as written the minutes of the March 2, 2009, meeting.

CONSIDERATION OF REZONE PETITION FROM BEN MAGNUSON FOR LOT ON
COUNTY ROAD J AT STATE HIGHWAY 78 TO ALLOW FOR BUILDING OF ACCESSORY
BUILDING PRIOR TO SINGLE FAMILY HOME

A rezone from RH3 to A2 and other approaches such as limited family business, conditional use permit or variance were discussed. A2 zoning accommodates an in-home business with no employees and would allow the accessory building to be built prior to the house.

Moved by Jim Elleson seconded by John Brings and carried 7-0 to recommend approval of the rezone request from RH3 to A2 for Ben Magnuson.

CONSIDERATION OF APPLICATIONS FOR REZONE, HOMESITE AND DRIVEWAY FROM
STEVE FRAME ON RYAN ROAD

Moved by Jim Elleson seconded by John Brings and approved 7-0 to take up off the table the Steve Frame agenda item tabled at the March 2, 2009, meeting.

Moved by John Brings, seconded by Bruce Ellarson and carried 7-0 to recommend approval of the applications for rezone, homesite and driveway for Lots 1 and 2 at 3553 Ryan Road, contingent upon receipt of perk tests and erosion control plan.

There was discussion of a one acre parcel previously titled to Glenn Frame which, if not contiguous (as defined in the CLUP and ordinances) with the rest of the Frame farm titled to both Glenn and Fern, might have a PDR. Town records indicate the tax parcel was created in 1999. Steve believes documentation and his attorney's research may show that it existed in the 1970s and that the assessor incorrectly combined the parcels prior to January 1, 1985. Further research is needed.

CONTINUATION OF WORK ON COMPREHENSIVE PLAN

The changes to the wording of the ridgetop protection area section were reviewed and accepted. There was discussion of Ag zoning and accessory buildings and a final review of other language clarifications to the CLUP. Signs will be limited to 32 square feet. Duplexes and mother-in-law residences are allowed. The question of public land PDRs was discussed.

Moved by Don McKay seconded by Eric Haugen and carried 7-0 to send the clarified CLUP back to the town board.

ADJOURNMENT

Moved by Jim Elleson seconded by Don McKay and carried to adjourn the meeting at 10:30 p.m.

Johanna Solms
Plan Commission Secretary