

MINUTES  
TOWN OF VERMONT PLAN COMMISSION MEETING  
April 27, 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](http://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 Bruce Ellarson seconded by John Brings and carried 7-0 to approve the agenda as posted.

Moved by Don McKay seconded by Jo Solms and carried 7-0 to table item 4 discussion with Steve Frame regarding PDRs for properties on Ryan Road.

APPROVAL OF MINUTES

Moved by Jim Elleson seconded by Eric Haugen and carried 7-0 to approve as written the minutes of the March 30, 2009, meeting.

DISCUSSION WITH DAVID AND DAWNEEN STEINHAEUER AND POSSIBLE ACTION  
REGARDING FARM PLAN AND EXISTING HOMESITE ON HWY J

All agreed that there is no need to look at the homesite, and that the PDRs will not be affected once teardown and rebuild and removal are complete. The driveway committee will make a visit to determine whether any work needs to be done and/or any permit is required. This will not hold up the building permit/zoning permit process. The septic issue is already taken care of. Noted that the commission needs to come up with a more easily understood and consistent way to talk about grandfathered homesites.

Moved by Jim Elleson seconded by Don McKay and carried 7-0 to recommend to the town board to report back to Dane County that there is no inconsistency with the town's land use plan.

DISCUSSION WITH STEVE FRAME REGARDING  
PDRS FOR PROPERTIES ON RYAN RD

Moved by Don McKay seconded by Jim Elleson and carried 7-0 to take item 4 off the table.

David Stanfield suggested the possibility of a corridor from the Frame property down to the March at Ryan and F.

The definition of contiguous parcel as it relates to the Frame parcel 39501 was discussed at length. It will be up to Steve to present any new information.

Moved by Jim Elleson seconded by John Brings and carried 7-0 that with the information on hand it appears that there is not a PDR associated with the one acre parcel 39501. It appears to be contiguous to the adjacent property under the same ownership.

Steve Frame's neighbor is expected to object at the county hearing to placement of one of the homesites the town approved. He claims he was not notified of the site visit and that the placement will lower his property values for his approved homesite. It was agreed that had the commission heard this objection it would not have done anything different as the homesites met all requirements and the town does not mediate disputes. Several previous cases of neighbor objections were discussed. While notification of all adjacent property owners of pending site visits is a courtesy and a policy, not an ordinance, records should be kept.

#### CONTINUATION OF WORK ON PLAN COMMISSION POLICY AND PROCEDURE MANUAL

There are 18 items from the PRIN committee in line to be dealt with. Prioritization of the list will be taken up at the next meeting. The list of ordinances needing revision will also be discussed.

#### NEXT MEETING

The next regular meeting is scheduled for June 1, 2009 at 7:30 p.m. due to the Memorial Day holiday.

#### ADJOURNMENT

Moved by Don McKay seconded by Bruce Ellarson and carried 7-0 to adjourn the meeting at 9:30 p.m.

Johanna Solms  
Plan Commission Secretary