

MINUTES
TOWN OF VERMONT PLAN COMISSION MEETING
June 30, 2008 – 7:30 P.M. 4017 COUNTY HWY JJ

CALL TO ORDER

The meeting was called to order by Jim Elleson. Mark Sherven certified the meeting notice had been posted.

Members present: Don McKay, Jim Elleson, John Brings, Eric Haugen, Mark Sherven, and Bruce Ellarson. Members absent: Johanna Solms, Barb Grenlie

A motion was made by Don McKay to nominate Bruce Ellarson as secretary of the meeting and seconded by Mark Sherven. The motion passed unanimously.

APPROVAL OF AGENDA

Mark Sherven asked to have item 3 on the agenda be moved to item 6 as Michael Smith was not yet at the meeting. Don McKay moved to approve the agenda with the change. Seconded by John Brings. Motion passed unanimously.

APPROVAL OF MINUTES

Mark Sherven moved to approve minutes. Motion was seconded by Eric Haugen. Minutes were approved unanimously.

CONSIDERATION OF REZONE PETITION, HOMESITE AND
DRIVEWAY PERMIT FROM MICHAEL AND TRACY YAKTUS FOR THE RICK AND
JILL CURKEET PROPERTY ON MOE ROAD

The Yatkus site visit was discussed. Rick Curkeet presented a new site map. Concern was voiced by the board as to why the rezone was requested to be A-2 rather than RH-4. After much discussion and checking of Dane Co zoning manual, Jim and Mark suggested that the owner change zoning request to RH-4 and the LUIF was changed to reflect that.

A neighbor, Mr. Sondel, was present and voiced concern about the slope of the land and close proximity to his property line. He was told that the site appeared to satisfy town requirements.

The commission asked the applicants to prepare a map including slopes, location of the building envelope, distances from the envelope and septic mound to property lines and distances on the driveway to property lines. They were also asked to have an engineered driveway plan including slopes and profile of the new and existing grade.

Don McKay moved to postpone voting on driveway, rezone and building envelope until the requested changes were made. John Brings seconded and the motion passed unanimously.

CONSIDERATION OF REZONE PETITION, HOMESITE AND DRIVEWAY PERMIT

FROM MICHAEL SMITH AT 4054 MOE ROAD

Don McKay moved to reopen the discussion with Michael Smith regarding his rezone request. Motion was seconded by Eric Haugen.

Michael is requesting the board approve rezoning of his property as shown on a new CSM:

Lot 1) 7.5 acres to be rezoned A-2.

Lot 2) 17.8 acres to be rezoned RH-4.

Lot 3) 8.5 acres to be rezoned RH-3. The remaining 2.2 acres to be sold to Jim Herfel. The Board requested a letter from Herfel stating his intent to purchase the 2.2 acre piece.

Motion was made by Bruce Ellarson to recommend approval of the rezone, building site and driveway plan contingent upon that letter. Seconded by Mark Sherven. Motion passed with approval of all members except Don McKay who abstained voicing concerns about runoff and erosion from driveway.

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

Discussion ensued on the most recent (6/23/08) draft prepared by Jim Elleson of changes in the Vermont driveway permitting process. The policy suggests a three tiered permit with area of disturbance and amount of excavation to be the factors determining which, if any permit would be necessary. It would include a new Driveway Improvement Permit for changes to existing driveways, which would cost \$100.00 and require a site visit only by the driveway committee. Minor driveway maintenance as defined in the policy does not require a permit.

Motion was made by Don McKay to approve the new driveway permitting plan and seconded by John Brings. Motion passed 6-0.

CONSIDERATION OF DRIVEWAY APPLICATION FROM DAN AND LISA ORMAN,
9504 UNION VALLEY ROAD

Moved by Don McKay seconded by Mark Sherven to recommend approval of driveway improvement permit for an extension of existing driveway. Motion passed 6-0.

NEXT MEETING

Next special meeting was scheduled for 7/21/08 at 7:30 pm and the next regular meeting was scheduled for 7/28/08 at 7:30 pm.

ADJOURNMENT

Motion was made by Mark Sherven to adjourn the meeting at 10:11 and seconded by Bruce Ellarson. Motion passed unanimously

Bruce Ellarson & Johanna Solms,
Plan Commission Secretary