

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
August 25, 2008 – 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 on the town website, www.townofvermont.com and published in the News Sickle Arrow and Mount Horeb Mail.

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

APPROVAL OF AGENDA

Moved by Don McKay seconded by Jo Solms and carried 6-0 to approve the agenda as posted.

APPROVAL OF MINUTES

Moved by Jim Elleson seconded by Eric Haugen and carried 6-0 to approve the minutes of the August 18, 2008, meeting with Don McKay abstaining (was not present).

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

Applicants appeared and requested more time to prepare. Moved by Jim Elleson seconded by Bruce Ellarson and carried 7-0 to postpone the agenda item to the September 29, 2008, meeting.

Matt Jelek, representing Nick Sondel, asked about the county notice of public hearing they received; this was explained. Nick Sondel asked whether the county would address erosion control on the septic system proposed to be located next to his property line.

DISCUSSION OF VERIZON COMMUNICATIONS TOWER

The representative from Verizon was behind schedule and unable to attend. The commission discussed various materials including the county ordinance and the documentation submitted so far for a tower on Mickelsons' property on highway 78. It was concluded that in addition to notifying people in the valley, a site visit would be required, and the town would require a Land Use Intent Form, driveway application, and relevant fees (\$850), as well as an easement agreement. The town would want the access road upgraded to specs with an engineer plan submitted, and would require adequate setbacks and no lights. Jo was assigned to draft a letter to Dolan, with a copy to Mickelson, making the following points:

- Could collocation be for more than 2 additional carriers?
- We would like view data.

- Why request 40 acres for the CUP. What would be the minimum acreage?
- Why is the tower to be located below the ridge?
- What is the expected coverage area?
- We would like to see the standard contract, which may cover some of our issues.
- Enclose LUIF and driveway permit forms and relevant town ordinances.

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

The future land use map was discussed; it is to include the proposed Ridgetop Protection Area, the Ag Ex zoning, the Extraterritorial Jurisdiction boundaries, and wetlands.

There was further discussion of the Cultural Resources section, which David Stanfield has volunteered to redraft, and of formatting.

There was discussion about sending a representative to a Land Use learning opportunity in Pennsylvania/Maryland in October.

NEXT MEETING

Next special meeting was scheduled for September 15, 2008, at 7:30 pm and the next regular meeting was scheduled for September 29, 2008, at 7:30 pm.

ADJOURNMENT

Moved by Don McKay seconded by John Brings and carried to adjourn the meeting at 9:45 p.m.

Johanna Solms
Plan Commission Secretary