

MINUTES  
TOWN OF VERMONT PLAN COMMISSION MEETING  
October 27, 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 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, Eric Haugen, Bruce Ellarson, Don McKay and Johanna Solms. Mark Sherven was also present.

APPROVAL OF AGENDA

Moved by Jim Elleson seconded by Bruce Ellarson and carried 6-0 to approve the agenda as posted with one change, moved item #5 to #4

APPROVAL OF MINUTES

Moved by Jim Elleson seconded by Bruce Ellarson and carried 6-0 to approve as written the minutes of the October 20, 2008, meeting.

CONTINUATION OF WORK ON PLAN COMMISSION POLICY AND  
PROCEDURE MANUAL

John and Marilyn Jenkins appeared to discuss their farm road driveway permit situation. The county exempts ag operations from erosion control permits but the town driveway ordinance includes farm field roads. The Jenkins did not agree a permit was required, as they feel they did not change the topography but only repaired damage due to heavy rains. They disagree with the ordinance, but were willing to pay the \$100 fee. A majority of the commission favored waiving the requirement provided the \$100 was applied to seeding within 2 weeks, before snowfall.

The driveway policy needs to account for emergency situations and be completely clear with no ambiguity. The presentation of driveway permit information on the town website will be evaluated for ease of access. Enforcement is an ongoing issue. Discussion of the policy and fee schedule will be continued at the next meeting.

CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION FROM CRAIG  
MICKELSON AND VERIZON WIRELESS FOR A COMMUNICATIONS TOWER AT 9625  
UNION VALLEY ROAD

Mickelson had requested postponement of any decision on the CUP to November 24, 2008. The communications between Verizon and the county and Verizon and the town were discussed. The photos were discussed for accuracy to scale. Jim will request clarification. Moved by Jim Elleson seconded by Eric Haugen and carried to postpone further discussion for lack of information.

## CONTINUATION OF WORK ON COMPREHENSIVE PLAN

There was a lengthy discussion of density policies and how to determine the number of PDRs for oversized lots zoned RH1 and A2 prior to January 1, 1985. Parcels created prior to January 1, 1985, by certified survey map may also need to be addressed. Majid Allan's memo presents a number of alternatives.

## NEXT MEETING

The next special meeting was scheduled for November 17, 2008, at 7:30 pm and the next regular meeting was scheduled for November 24, 2008, at 7:30 pm.

## ADJOURNMENT

Moved by Bruce Ellarson seconded by Jo Solms and carried to adjourn the meeting at 10:25 p.m.

Johanna Solms  
Plan Commission Secretary