

MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
DECEMBER 18, 2006 – 7:30 P.M. – 4017 COUNTY HWY JJ

CALL TO ORDER AND POSTING CERTIFICATION

The meeting was called to order by Mark Sherven at 7:35 p.m. Johanna Solms certified the meeting notice had been 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: Mark Sherven, Eric Haugen, Jim Elleson, Bruce Ellarson, and Johanna Solms. Members absent: Barbara Grenlie and Donald McKay

APPROVAL OF AGENDA

Mark Sherven changed the order of items 6 and 7 on the agenda.

APPROVAL OF MINUTES

Moved by Bruce Ellarson seconded by Eric Haugen and carried to approve the amended minutes of the November 27, 2006 meeting.

DISCUSSION WITH PATRICK KELLY REGARDING REZONE AND CUL-DE-SAC ON
BLUTO BOULEVARD

Patrick Kelly presented a revised certified survey map, a large map for the town file, and copies of a letter from Brooks Vroman and Vermont Kelly LLC to deed the land for the cul-de-sac. Square footage was estimated; the final document will be precise. It was discussed whether an erosion control permit would be necessary; the cul-de-sac will require only about 2500 additional square feet to be disturbed, therefore none is required.

Moved by Johanna Solms seconded by Eric Haugen and carried unanimously to recommend to approve the rezone of approximately 6.4 acres to RH2 with a delayed effective date that will become effective when the cul-de-sac, to be constructed with a 40 foot radius and 60 foot radius dedication, is built and approved and the town has a signed agreement to dedicate the cul-de-sac to the town.

It will be the town's responsibility to make any later upgrades to the surface and size of the cul-de-sac. The final contract will be prepared by the town's attorney before the next board meeting on January 8 and signed before the zoning request goes to the county. Construction is likely to start in March.

DISCUSSION WITH MAX & BETTY ROSENBAUM REGARDING REZONE OF
TWELVE ACRES ON KELLIHER ROAD

The 66 foot easement recommended at the site visit moves the possible driveway for the remaining parcel to a more level spot. Moved by Jim Elleson seconded by Bruce Ellarson and carried unanimously to recommend approval of rezone of 12 acres to RH3. A certified survey will be provided for the town board meeting. Max Rosenbaum stated for the record that he and Betty had owned the land for 37 years, but they never felt they

owned it, rather that they lived on it and hopefully improved it and that they hope to continue that stewardship with a conservation easement.

DISCUSSION WITH STEVEN PIERICK REGARDING SALE OF LAND ON CTY HWY FF TO NEIGHBORING FARM AND POTENTIAL REZONE

The land will not be sold as a contiguous parcel, therefore a rezone is in fact required. Moved by Bruce Ellarson, seconded by Jim Elleson and carried unanimously to recommend to approve rezone of Lot 1, 25.65 acres, from A1Ex to A2 and rezone of 2 acres zoned RH1 plus 4.99 acres zoned A1Ex (Lot 2 total 6.99 acres) from A1Ex to RH2, contingent on receiving a final certified survey map.

DISCUSSION WITH JERROLD STENLI AND/OR HIS AGENT REGARDING PDR

Moved by Jim Elleson seconded by Eric Haugen and carried unanimously that given the documentation, we determine that there are 2 PDRs and 1 grandfathered homesite with the property. The final certified survey may be postponed until the county approves the rezone. Town records will be researched to determine exactly where the town portion of Bakken-Stenli Road ends and what portion beyond the current dwelling was abandoned by the town. The extension of the road/driveway up to the building envelope of the western-most lot will be built to engineers standards but ¾ inch gravel is not required for approval.

CONTINUATION OF WORK ON POLICY AND PROCEDURE MANUAL

There was further discussion of the grandfathered homesite issue. Draft language: Grandfathered homesites may be moved, but the new location will be subject to the same application process and site requirements as any new homesite, including perc test, slope and setback requirements, and driveway permit; the existing house, if it is to be preserved, may not be used as a dwelling.

NEXT MEETING

The next meeting will be on January 29, 2007 at 7:30 pm.

ADJOURNMENT

Moved by Bruce Ellarson seconded by Eric Haugen and carried to adjourn the meeting at 10:10 p.m.

Johanna Solms, Plan Commission Secretary