

DRAFT MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
June 26, 2023 – 6:00 p.m.

Call to order and posting certification.

Tim called the meeting to order at 6:00 p.m. The meeting was properly noticed: posted on the front door of Town Hall, posted on the town website, emailed to the online subscribers, and published in the Mount Horeb Mail and Star News.

Present: Tim Pierce, Diane Anderson, Nick Balster, Dean Bossenbroek, Jim Elleson, Doug Meier, Scott Moe

Approval of agenda

Doug moved and Dean seconded a motion to approve the agenda. Motion carried 7-0.

Approval of May meeting minutes

Doug moved and Scott seconded a motion to approve the May meeting minutes. Motion carried 6-0. Nick abstained.

Public Input/General Comments

- David Stanfield suggested doing as Arena township and adding a story to our agendas, e.g., taverns, dancehalls, and home-grown distilleries.
- Connie Janousek initiated a discussion on a blind driveway on Forshaug Road

Chair's Report

- Warren and Gary will have the website go live sometime in July. Plan Commission will review at that time.

Ford Property on Bell Road - Access Status

- Paulson Road was abandoned years ago.
- Residence on the property is gone.
- It is a field road based on its use.

Homesite Driveway Application, Eve Grenlie, 9773 Greenwald Road

- Site visit was Saturday, June 24, 2023
- Entry was off Greenwald Road
- The driveway and building envelope were staked.
- The slope was under 13 percent.
- Property is zoned RM-16
- Ridgetop protection plan was submitted.
- Easement and joint driveway agreement are pending with Barb Grenlie, Lot 3

Dean moved and Doug seconded a motion to approve the driveway contingent on receiving a joint driveway and maintenance agreement. Motion carried 7-0.

Jim moved and Dean seconded a motion to approve the building envelope. Motion carried 7-0.

**Homesite Driveway Application, Barbara Grenlie, 9773 Greenwald Road
Driveway Ordinance.**

- Site visit was Saturday, June 24, 2023
- Entry was off Greenwald Road
- The driveway and building envelope were staked.
- Lot 3 is zoned FP-1 and must be rezoned to RM-16 to take on a PDR.
- Parcel 262-9191 is zoned RM-16 and to transfer its PDR, it must be rezoned to FP-1
- Need a written agreement stating that the PDR is being moved.
- GPS coordinates are on file.
- Barb would not be opposed to moving the building site if new buyers wanted to.

Jim moved and Nick seconded a motion to recommend approval of rezoning 15.9 acres to FP-1 and 19.7 acres from FP-1 to RM-16 and to reassign the PDR from the 15.9-acre parcel to the 19.7-acre parcel. Motion carried 7-0.

Dean moved and Jim seconded a motion to approve the driveway contingent on receiving a joint driveway and maintenance agreement. Motion carried 7-0.

Doug moved and Dean seconded a motion to approve the building envelope. Motion carried 7-0.

Driveway Ordinance

- The Town Board would like us to add some language on sight lines.
- The following paragraph was added to our driveway ordinance at 4.06(4).

DRIVEWAY VISIBILITY REQUIREMENT. In order not to present a transportation safety hazard on a public road, a driveway may connect to a public road only if the location of the connection allows significant advance visibility of on-coming traffic from both directions to vehicles exiting the driveway, and sufficient braking distance to any vehicle traveling the road who encounters a vehicle slowed to enter the driveway.

Diane moved and Scott seconded a motion to send the revised driveway ordinance to the board for their approval. Motion carried 7-0.

Solar Energy Ordinance. Working topic.

- Discussed preliminary solar agreement taken from Town of Dunn.
- Suggestion was made to rewrite in our own language.

- Suggestion that each 5-acre piece used would use 1 PDR.
- Remediation of land to original condition after expiration of solar site required.

Agenda items for the next meeting.

Solar energy ordinance
Driveway permit review

Next meeting date

July 24, 2023, at 6:00 p.m.

Adjournment.

Scott moved and Nick seconded a motion to adjourn. Motion carried 7-0. The meeting was adjourned at 8:10 p.m.

Diane Anderson, Plan Commission Secretary