

DRAFT MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
October 23, 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

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

Approval of September meeting minutes

Jim moved and Dean seconded a motion to approve the September meeting minutes. Motion carried 7-0.

Public Input/General Comments

None.

Chair's Report

- Barb Grenlie's rezone has been approved. Diane received a call from a realtor questioning whether a private driveway would be feasible. Guidance was given on steps that would need to be followed.
- There will be no changes in site visit notifications.
- Town has a measuring wheel for site visits.
- Since there will now be two structures on Skogledd Road, they will each have a new Skogledd Road mailing address instead of Forshaug Road.

Presentation on Dane County Zoning Approach to Agricultural Accessory Buildings – Roger Lane, Zoning Administrator

- Presentation focused on agricultural accessory buildings in FP1 and FP35 zoning districts. These buildings must be used in the operation of a farm.
- The zoning ordinance is centered upon activities on the property.
- The use of the building must be determined in order to issue a zoning permit.
- Zoning is an enforcement tool centering on:
 - Health and safety of the public
 - Protecting property values
 - Consistency
- Water and electricity are allowed, sanitary fixtures are not permitted in agricultural accessory buildings.
- Is the Underwood case just a one off or should we make changes to our process?
- If the planning commission, board, and chair approve, they will send the zoning permit.
- We will Pull Mazo, Primrose and Springdale ordinances to see what they require for zoning permit approval.

Ridgetop Protection Enforcement Option – Discussion and possible recommendation to the Board

- Updated Ridgetop Map is still not available from the County.
- This will be on the November agenda.

Then and Now Project Presentation – David Stanfield

David Stanfield will be presenting at our November meeting.

- #5. Reforesting of Vermont Township Hills was discussed.
 - Will climate change trends drive plan changes?
 - We have more savannahs and woodlands now.
 - It should read “increased forestation” not “reforestation.

Solar Energy Ordinance. Working topic.

- Continued working on the proposed ordinance.

Comprehensive Plan Review – Working topic.

a. Anticipated Sections to be reviewed: *Section 1: Introduction*

- Work began on the Comprehensive Plan Review starting with the introduction and definitions.
- Updates will be sent to the Plan Commission for the next meeting.

Agenda items for the next meeting.

- Ridgetop Protection
- Then and Now Project
- Solar Energy Ordinance
- Comprehensive Plan Review
- Old Indian Trail Site Visit and LUIF application
- Possible Union Valley Road site visit and LUIF application

Next meeting date

November 27, 2023, at 6:00 p.m.

Adjournment.

Dean moved and Scott seconded a motion to adjourn. Motion carried 7-0. The meeting was adjourned at 8:49 p.m.

Diane Anderson, Plan Commission Secretary