

TOWN OF VERMONT PLAN COMMISSION MEETING  
November 27, 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 Nick seconded a motion to approve the agenda. Motion carried 7-0.

**Approval of October meeting minutes**

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

**Public Input/General Comments**

Solar ordinance was removed from tonight's agenda and will be back on in December.

**Chair's Report**

Dane County issued FAQ on Dane County's Erosion Control and Storm Water Ordinance

- Suggestions for changes were:
  - The primary goal of storm water control is enforcement vs being a resource. It was felt that inspectors should be a resource and not just an enforcer.
  - Surety (FSI) should include a note that the dollar amount comes from your engineering plan.
  - What are the criteria to get your surety back?
  - What are the criteria for approval?
  - The requirement for a stamp survey should be clearly stated.
  - Warn people that if you are required to do storm water management, you will need to record a storm water management agreement on your deed.
  - Need a definition of the As-Built Certification.
  - There is no language about the time frame that it takes for approval.

Nick will relay these suggestions to the County.

**Homesite and Driveway Application, Justin & Ann Markofski, Old Indian Trail**

- Property is already zoned RM-16.
- A driveway and building envelope were previously approved in 2018.
- Planning Commission did a site visit on November 25, 2023.
- The building envelope has been moved slightly farther up the hill and was properly staked.
- Ridgeline protection form is on file.

Dean moved and Jim seconded a motion to approve the building envelope. Motion carried 6-0. Nick abstained.

- There is a preapproved driveway which is a shared driveway with the neighbor.
- There is an easement on file with the Register of Deeds
- Because of the gate situation at the end of the driveway, the Markofski's would like to have their own entrance.
- If neighbor is not agreeable to new driveway, they would like him to push the gate farther back.
- Shared driveway agreements are preferable in the township, but neighbors must agree on sharing details.
- Justin will forward the signed agreement with the neighbor to Diane.

Tim moved and Doug seconded a motion that we recommend approval of new driveway submission provided the applicant provide written approval of the other easement holder's non objection. Motion carried 6-0. Nick abstained.

### **Driveway Ordinance – Expired Permit Process/reinstatement**

A discussion took place regarding expired permits and reinstatements concluding:

- "3 years Is 3 years."
- No action taken.

### **Accessory Building Approval Process, Plumbing Code options, and Options for non-farming landowners**

- There is no provision in the current zoning ordinance to put an accessory building on FP-35, RR8 or RM16 land if not farming or using the land to produce income.
- We could do an accessory building ordinance for our township.
- We still must verify that it is for farming use.
- To what extent do we want to limit how people use their land?
- Cannot be living in there – (according to Dane County/Roger Lane).
- Recommend that the Town Board explore ways for an accessory building to be built on properties that are not used for farming purposes.
- Do we want to become more involved with the approval process for accessory buildings?
- Tim will present the question to the board for their opinion.
- The option of whether a discharge point of boilers should be treated or go to grade was discussed. Our building inspector prohibits water heaters discharge from going to grade.

Nick moved and Doug seconded a motion that we ask the town board to ask the building inspector what an acceptable discharge point for the water heater temperature and pressure relief valve is and why is it not allowed to go to grade. Motion carried 7-0.

### **Ridgetop Protection Enforcement Option**

- Updated ridgetop map presented.
- The best way to enforce is through zoning.
- We would have to request an overlay from Dane County.
- Does the map control or does it go by the verbal definition that we have?
- Implement that definition into the GIS.
- Do we want to have actual enforcement ability?
- The overlay can be done by township.

Dean moved and Diane seconded a motion that we recommend to the board that we look into an overlay for ridgetop zoning. Motion carried 5-2. Nick and Scott no.

### **Then and Now Project Presentation – David Stanfield**

- Encourage design and location of structures so they have low visual impact.
- Encourage small scale home-based businesses and work from home.
- There is a need for well-maintained township roads.
- Maintain resource stewardship so that future generations may enjoy the Town's soil, wildlife, forests, and water.
- Need to be mindful of the risks a changing climate has on the reforestation of the hills.
- Growth of non-farming and new people- fragmentation of the community – how to deal with land possession with no community values.
- Institutional linkages – phenomenon that we should be worrying about
- May exhibit itself in volunteerism, running for local government, EMS services etc.
- Fracturing of the traditional bonds that kept people together here related to land use as a speculative commodity vs a family commitment.

Tim moved and Nick seconded a motion to propose a resolution that the Town of Vermont Plan Commission is taking into consideration suggestions from the Then and Now Project for revising the town's comprehensive plan. Motion carried 7-0.

### **Comprehensive Plan Review**

#### **a. Review of Previous Meeting recommended changes to *Section 1***

#### **b. Anticipated New Sections to be reviewed: *Section 2.1: Background Information***

- Section a. will be discussed at the next meeting.
- Suggested changes in b. will be reviewed next month.
- Suggestions on how to get feedback from the public were:
  - Have a separate meeting where we get feedback from the public on how they feel about our four goals.
  - Invite the public to our monthly meetings to get input on what they want to see in the township.
  - Have a monthly Vermont Voice article inviting people to comment on the section of the plan on which we are working.

### **Agenda items for the next meeting**

Chairman's report on FAQ on storm water  
Solar ordinance  
Comprehensive plan

### **Next Meeting Date.**

December 18, 2023 @ 6:00 p.m.

### **Adjournment**

Jim moved and Nick seconded to adjourn. Motion carried 7-0. Meeting adjourned at 9:19 p.m.

Diane Anderson, Plan Commission Secretary