

**DRAFT MINUTES**  
**TOWN OF VERMONT PLAN COMMISSION MEETING**  
December 18, 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 November meeting minutes**

Jim moved and Tim seconded a motion to approve the November 2, 2023, meeting minutes. Motion carried 7-0. Jim moved and Scott seconded a motion to approve the November 27, 2023, meeting minutes. Motion carried 7-0.

**Public Input/General Comments**

Jim asked about board comments on storm water management ordinance from the County. There is currently nothing to report.

**Chair's Report**

The board chose to take no action on the Ridgetop Protection Plan at this time. There was discussion on enforcement now on the RTP action. The board wanted to wait until the Ridgetop Protection portion is addressed in the LUP discussions.

Regarding water heater temperature/pressure relief valves in accessory buildings discharging to grade:

- Tracy said, "code doesn't allow it, so it is not allowed".
- If we feel he has misinterpreted something, we should bring it to his attention. Tracy may have been looking at #3 in the code, we were looking at #16.
- Roger Lane, Dane County Zoning, has clarified these regulations.
- Several options were discussed, but no decisions were made:
  - Tim will screen shot the specifics to Tracey.
  - Tim will take the issues back to the board to see how to proceed.
  - Leave non-farming accessory buildings until someone brings it to our attention.
  - Be more proactive when it comes up again (in the future).

### **Solar Ordinance – Working topic**

- Continued working on the proposed Solar Ordinance.
- The suggestion was made to have the town attorney review the document before we forward it to the board.

### **Comprehensive Plan Review – Working topic.**

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

#### **Review of Previous Meeting recommended changes to Section 2.1 and Section 2.2**

#### **Anticipated New Sections to be Reviewed: Section 2.3: Goals**

- Reviewed the changes to Section 1, 2.1 and 2.2.
- Doug will continue to work on Section 2.3: Goals for the next meeting.
- To get more input from town residents:
  - Tim will write an article for the January Vermont Voice and highlight proposed changes in the sections we have reviewed.
  - Diane could use mail chimp and add a new text box with redlined changes to the LUP. This could be distributed as an addition to our agenda.

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

Solar Ordinance  
Comprehensive Land Use Plan – Goals  
Possible Site Visit January 20, 2023

### **Next Meeting Date**

January 22, 2023 @ 6:00 p.m.

### **Adjournment**

Dean moved and Scott seconded a motion to adjourn. Motion carried 7-0. The meeting was adjourned at 8:35 p.m.

Diane Anderson, Plan Commission Secretary