

**DRAFT MINUTES**  
**TOWN OF VERMONT PLAN COMMISSION MEETING**  
February 28, 2024, 6:00 p.m.

**Call to order and posting certification.**

Tim called the meeting to order at 8:00 a.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, and Scott Moe

**Approval of agenda.**

Doug moved and Jim seconded a motion to approve the agenda. Motion carried 6-0.

**Approval of January meeting minutes.**

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

**Public Input/General Comments.**

None.

**Chair's report**

- Zoning permit issued for 3526 State Highway 78 for a garage.
- Density study pulled for Susan Powers. 6 PDRs between Susan Powers and Gordon Brunner
- Density study pulled for Julie Schultz on County Highway F. 3 PDR's, 2 for Schultz & 1 to Duhr
- Shared well with dilapidated house and a commercial structure at 4732 State Highway 78. They have a well agreement which is under dispute. The sheriff, Zoning and Public Health are working on solutions.

**Zoning, Homesite and Driveway Application, Nathan McGree & Dana Christel**

- Requesting a spot rezone, driveway approval, and homesite approval.
- No issues with zoning change and homesite.
- Need an engineering plan because of the length of the driveway and possible rework on the field road.
- Discussed whether a 2-acre spot rezone or a 1-acre spot rezone. It makes no significant tax difference.
  
- Jim moved and Doug seconded a motion to approve the spot rezone for 1 acre. Motion carried 5-0. Scott and Tim abstained because they were not at the site visit.
  
- Jim moved and Dean seconded a motion that if the county sends it back and prefers a 2-acre rezone that we approve that. Motion carried 5-0. Scott and Tim abstained.

- The driveway passes through another owner's property. Shared driveway is recorded with the County.
- The driveway has a place for 2 pullouts.
- Driveway easement is in place, includes a utility easement.
- An engineering plan is required.
- Ridgetop protection plan was submitted.

Doug moved and Nick seconded a motion to approve the driveway as submitted with the LUIF contingent on a completed engineering plan. Motion carried 5-0. Tim and Scott abstained.

Dean moved and Nick seconded a motion to approve the homesite as staked out. Motion carried 5-0. Tim and Scott abstained.

#### **Zoning, Homesite and Driveway Application, Marc Robertson**

- Zoning is currently FP-35, request for a spot rezone to FP-B.
- Was a sheep farm in the past but cannot have a toilet in the mill.
- FP-B puts them in compliance with zoning regarding toilet in the mill.
- Decided that a site visit was not required for a rezone.

Jim moved and Dean seconded a motion to approve the rezone of land from FP-35 to FP-B. Motion carried 7-0.

- Cannot use the driveway that was previously approved because they did not own a sliver of land along the road.
- A survey is going to be needed.
- The owner has proposed a new driveway location to come out on the town road about 20 feet from the old driveway to avoid complications of a shared driveway.
- Site lines for the new driveway are not in compliance with our new ordinance.
- Old driveway predated current site line rules.

Doug moved and Dean seconded a motion to approve a new driveway of about 100 ft. coming off Forshaug Road adjacent to the existing driveway to accommodate any future surveyed land divisions for Anne and Marc Robertson. Motion carried 4-0. Nick, Tim, and Scott abstained.

The survey map will have to come back to the plan commission for approval before final approval of the driveway.

Dean moved and Nick seconded a motion to approve the homesite. Motion carried 5-0. Tim and Scott abstained.

Jim moved and Dean seconded a motion to approve the 4.39 acre more or less rezone area pending the survey results. Motion carried 7-0.

#### **Zoning, Homesite and Driveway Application, Bryant Fisher**

Postponed to the next meeting.

**Solar Energy Ordinance. Working topic.**

This is a continuing project. We reviewed section seven. Tim will make updates and present them at the next meeting.

**Comprehensive plan review. Working topic.**

This was postponed to the next meeting.

**Agenda items for the next meeting.**

Bryant Fisher LUIF  
Micael Bowar LUIF  
Solar ordinance  
Comprehensive plan  
Dead-end and Driveway turnaround ordinance

**Next Meeting Date.**

March 25, 2024, at 6:00 p.m.

**Adjournment**

Nick moved and Dean seconded a motion to adjourn. Motion carried 7-0. The meeting was adjourned at 8:04 p.m.

Diane Anderson, Plan Commission Secretary