Town of Rutland Planning Commission Meeting-MINUTES

785 Center Rd.

March 4, 2024 – 6:30 p.m.

This meeting will be held via zoom and in person at the Rutland Town Hall

Agenda:

1. Call meeting to order. Chair Leeser called the meeting to order at 6:30 pm.

2. Roll Call. Dale Arndt, Bruce Sime, Nancy Nedveck, Kent Knutson, Joe Conant and Travis Leeser all present. Dawn George, Kim Sime and Derek Nedveck also present. Others in attendance via Zoom or in person, are on file.

3. Approval of the February meeting minutes. Knutson motioned to approve. Second by Arndt. Motion Passed 6-0

4. CSM for Richardson Trust rezoning petition 11994 to shift property lines between adjacent landowners at 4309 Oak Hill Rd. This petition will rezone 4.27 acres from RR-4 to RR-8, 5.08 acres from FP-35 to RR-8, and 34.34 acres from FP 35 to FP-1. Discussion and necessary action on proposed deed restriction(s).
   Conant motioned to recommend the Town Board approve the final CSM for Petition #11994. Second by Nedveck. Motion passed 6-0

5. Petition 2024-12020 by Kevin Hahn to create one residential lot to rezone 8.5 acres from FP-35 to RR-8. The property is located north of 3978 Old Stage Rd.
   Sime motioned to recommend the Town Board approve the rezone Petition #2024-12020 including the following Deed restriction, "This property is located adjacent to a quarry operation that was approved to operate under a conditional use permit. There is also a non-conforming quarry operation located at the southeast intersection of Old Stage Road and N. Union Road. The landowner or future landowners are hereby notified that the quarry activity involves blasting, heavy vehicle and equipment use, noise, dust, and operations during the evening or early in the morning that may be of nuisance. Any development of this property should take into account the ongoing nearby quarry operations." Second by Conant. Motion passed 5-0-1. Knutson abstained.

6. Discussion and possible action on a transfer of development right policy
   Conant motioned to postpone until the April PC meeting. Second by Sime. Motion passed 6-0

7. Discussion and possible action regarding revision of Driveway Policy to address bump-outs on long driveways and to also address easement requirements.
   Conant expressed concern on liability of the Town with policy. Would like Town Attorney to clarify Town liability.
   Conant motioned to table until the April PC meeting. Second by Nedveck. Motion passed 6-0

Next meeting- Monday April 8 @ 6:30 pm

8. Adjournment. Motion to adjourn by Sime. Second by Nedveck. Motion passed 6-0

Respectfully Submitted by Kim Sime