

Primrose Planning Commission and Town Board Minutes for December 2, 2023 —

Location: Cullen Steck Property (former Alderman Retirement Site), Primrose Center Road.

Town Board members attending — Elkins, Gibson, Dale Judd

Planning Commission members attending — Gibson, Jerry Judd, Schneider

Dale Judd called the meet to order at 9:07

We all discussed the problematic nature of the site. The proposed site is in ag. land. All road frontage is ag. land. The site was approved for retirement site for the Aldermans in 2008/09 and rezoned to RR then. Alex said that wooded sites the Aldermans have should have been used for the retirement site not one with ag. land. Jerry said that retirement sites were meant to be used by the farmer retiring, not to be sold to someone else years later. Dale said that he had talked to Roger Lane (as had Roy Alderman), and that Roger said it was rezoned RR in 2009, and it thus had a build for a house. We tried to find a place to put the house that had minimum impact to ag. land. It should be clear going forward that the only reason this site can have a house is because it is a retirement house approved in 2008, and that this counted as the Alderman's retirement house. Martha pointed out that our rules for retirement houses changed in the 2011 revision of the Comprehensive Plan. Those rules would have prevented this site from being used as a retirement house, because there were sites on the Alderman property with woods. So no one now could have a retirement in a like situation.

We then looked at where a house/driveway could be put that would have minimum impact on ag. land. For example, we looked at (a) where there could be safe entrance to Primrose Center Road, (b) slopes, as the land slopes off quickly, (c) whether one could reach the edge of the trees to put the house, (d) what would have minimum impact on the ag. land, and (e) how to keep the house off the top of the hill. The slopes were too steep to reach the edge of the woods and such a long driveway would not have minimum impact to the ag. land. We determined that starting a driveway coming in roughly 50 ft. from the wooded corner of the neighboring property and siting the house as the slope starts to go down would have least impact on the ag. land, could meet the slope requirement, and would keep the house off the top of the hill.

The buyers are going to work with their builder to come up a with a plan for driveway and house site and come back to us when they have such a plan.

Motion made by Gibson to adjourn. Motion carried 5-0. Meeting adjourned at 10:10

Minutes submitted by Martha Gibson