



# Staff Report

Public Hearing: **April 24, 2018**

Petition: **Petition 11266**

Zoning Amendment:  
**A-1EX Agriculture District TO A-2  
(4) Agriculture District**

Town/sect:  
**PLEASANT SPRINGS,  
Section 14**

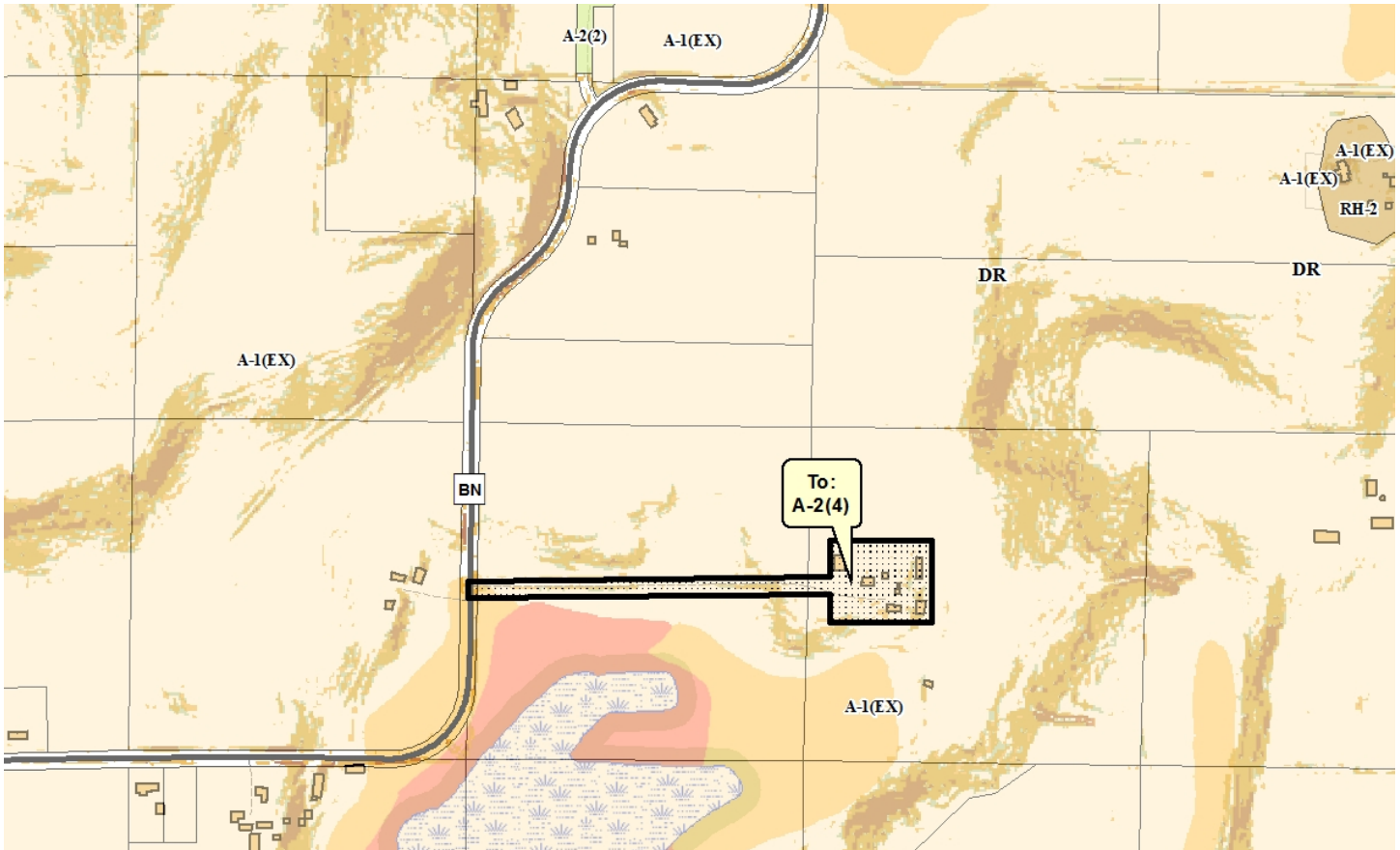
Zoning and Land Regulation Committee

Acres: 5.1  
Survey Req. Yes

Applicant  
**RANDY A EHLE**

Reason:  
**Separating existing residence  
from farmland**

Location:  
**2432 COUNTY  
HIGHWAY BN**



**DESCRIPTION:** Applicant proposes to separate the existing farm residence and buildings from the surrounding farmland.

**OBSERVATIONS:** Surrounding land uses include agriculture/open space, and scattered rural residences. No sensitive environmental features observed. No new development proposed.

**TOWN PLAN:** The property is located in the town's Agricultural Preservation Area.

**RESOURCE PROTECTION:** No areas of resource protection corridor located on the property.

**STAFF:** As indicated on the attached density study report, the town counts all residences toward the density limitation. One possible split will remain available to the farm unit if the petition is approved. Proposed separation of the existing farm residence and buildings is consistent with town plan policies.

**TOWN:** The Town has approved the petition conditioned upon a shared driveway agreement being recorded for the access to the house and adjacent farm fields; a deed restriction being placed on the A-2(4) parcel prohibiting further residential development; and the recording of a certified survey map.