

Town of Verona Plan Commission Meeting Minutes

Thursday, October 19, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Ron Melitsoff, Jim Schroeder, Deb Paul, Laura Dreger

Absent: none

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda – Doug Maxwell called the meeting to order at 6:00 p.m. Motion to approve the agenda by Schroeder. Second by Paul. Motion carried.
2. Public Comment – None
3. Approval of minutes from Sept 14, Sept 21, and Oct 5 – Motion to approve the three sets of minutes by Melitsoff. Second by Paul. Motion carried.

4. Reports

Chair: Doug Maxwell had provided the commission with two memos. One covered and included a draft staff report to the Board on density in condominium development. The second provided and update on the processes for the three developments under consideration. He also reported that the Town continues to get requests for smaller lot splits as well. He then promoted the upcoming prairie planting.

Committee Reports – Laura Dreger reported that the finance committee is working on the draft 2018 budget.

Commissioners – No report

Planner/Administrator – No report

5. Land use application 2017- 8 - for property located at 3151 Shady Oak Lane submitted by JSD Professional Services for Jim Coons. The purpose of the application is the rezoning from RH-4 to R4 to allow for condominium development made up of 12 or 13 single family units on 26 acres

- Presentation – Hans Justenson gave a presentation and covered lot layouts and building placement. He discussed building envelopes, a landscaping point system, and setbacks.
- Public Hearing
 - Kim Gutherie of Timber Lane felt that credits for stormwater area and deviation from a two acre standard was “cheating”.
 - Sally Kagos, who is moving into Woods at Watch Hill, inquired about the minimum rear setback (it is 50’ or 60’ depending on the layout).
 - Marge Waala, who is moving into Woods at Watch Hill, asked if the covenants would limit tree cutting or encourage the planting of prairies.
 - Sharon Wagner of Shady Oak Lane raised concerns about traffic and conflicts between new residents and farming operations (concerns that people would walk on her land).
 - Jason Penn of Timber Lane inquired about lighting and if there would be an effort to keep the sky dark.
 - Tom Mathies of Nor Del Hill didn’t feel it was fair to compare lot/unit sizes to those across Shady Oak because the areas have different comp plan guidelines. He also had question about drainage and the distance between the proposed private road and the Wagner driveway. He raised concerns about the need for an overall roadway plan. He inquired about the

conditions in the condominium documents dealing with firearms, fireworks, brush collection, and asked about the nature of the detention ponds.

- Discussion and action – Doug Maxwell suggested that to move forward the group would need four motions: one to approve either layout A or B, a second to approve the zoning, and third to tentatively approve a development agreement, and a fourth to require a deed restriction for unit size. Jim Schroeder raised concerns about the Plan Commission acting before the Board takes a position on a density policy for all condominium developments and made a motion to table. Laura Dreger seconded the motion. Deb Paul thought the group could move forward because the proposal is similar to the already approved Woods at Watch Hill. Paul: no, Dreger: aye, Melitsoff: aye; Schroeder: aye; Maxwell: no. Motion carried.

7. Comprehensive Plan – Doug handed out an updated future land use map. There was a discussion about how to handle request for changes, and Amanda stressed that from here forward there should be a process for people to make request for changes in writing. Doug and Amanda are working drafting chapters and will be coordinating with a consultant to improve the maps and provide additional data. Doug handed out a revised schedule.
8. Other – none.
9. Review of upcoming meeting dates/topics – covered above.
10. Adjourn – Motion by Dreger. Second by Schroeder. Motion carried at 8:25 p.m.

Submitted by:
Amanda Arnold
Planner/Administrator

Approved: 11/16/2017