

## Town of Verona Plan Commission Meeting Minutes

Thursday, November 8, 2018 6:30 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Deb Paul, Jim Schroeder, 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 6:31 p.m. Motion by Dreger to approve the agenda. Second by Schroeder. Motion carried.
2. Public Comment – None.
3. Approval of minutes from 9/13/18 – Motion to approve by Schroeder. Second by Paul. Motion carried.
4. Reports

Chair: Doug reported that he and Amanda had made final edits to comprehensive plan based on the previous meeting. Doug had attended a meeting of the Springdale Plan Commission. They are interested in a road maintenance agreement for Spring Rose Road, particularly if development moves forward near Highway G and Spring Rose Road on the Town of Verona side of the line. Doug also met with the Sweeneys, and they and Dave DiMaggio are now both considering having five lots each. DiMaggio's previous approvals have expired and the Sweeney's previous approvals will expire in March 2019 if no additional action is taken before then. Finally, Doug reported that the Deer Haven and Fox Hill developments had both received stormwater management permits the previous week.

Committee Reports: (Public Works, Finance, Natural and Recreational Areas) – Laura reminded the group of the budget hearing set for November 20<sup>th</sup> and explained that the Board had two workshops to develop the current draft budget.

Commissioners: Deb reported on the Town Hall landscaping project.

Planner/Administrator: no report.

5. Land Use App 2018-8 - for property located at 6861 Cross Country Road submitted by Jason Geiger on behalf of Robert and Joann Maurer. The purpose of application is to split a 4.96 acre parcel into two parcels. The application also includes the rezoning of one of the new parcels to R3A, a residential district to accommodate the existing duplex.
  - Public Hearing – Doug began by having Amanda present the staff report. Jason Geiger explained the farmhouse functions as a duplex and had two kitchens. He was seeking R3A zoning so that it would no longer be out of conformance with the existing RH-1 zoning. Jason also explained that the shed that is too close to the proposed lot line will be torn down to be in keeping with the setbacks.
  - Discussion – Laura raised concerns about zoning that would allow a duplex because the vision for that area had been single family homes. She also felt that the proposed lot should share a driveway with the existing farmhouse and wondered if that was an existing requirement. Amanda explained that the existing CSM indicates that 6861 Cross Country should share a driveway with 6847 Cross Country. However, a home was built on 6847 last year and at that time staff was unaware of that notation on the CSM. Subsequently, the owners of 6847 did not build their driveway right on the property line, so sharing would involve reconstruction. Doug Maxwell asked that the CSM be amended to include right-of-

way dedication, the location of the existing home, a notation that the shed will be removed, and the location of the well and septic systems. He also asked for clarification on the two sets of stakes on the south side of the lot.

- Action – Doug Maxwell made a motion to approve the preliminary CSM with additions suggested (noted above) contingent on the Public Works Committee and Board approving a shared driveway. Second by Schroeder. Motion carried unanimously. Motion by Maxwell that the proposed Lot 2 be zoned RH-1 (its existing zoning). Second by Schroeder. Motion carried unanimously. Motion by Maxwell that the proposed Lot 1 be zoned R3A. Second by Paul. All members voted no. Motion failed. Motion by Maxwell that the proposed Lot 1 be zoned RH-1 (its existing zoning). Second by Dreger. Motion carried unanimously.
6. Discussion of a concept plan for Goff Project of 25 single-family lots all varying in size and shape between approximately 1.5-2 acres. The layout includes approximately 37.4% of the overall land in open space out of a total parcel size of 74.5 acres located north of County Highway G and east of Spring Rose Road (parcel numbers: 0608-193-8500-7,0608-193-9000-2,0608-302-8570-2). – Doug with the assistance of Adam Carrico presented two concepts for feedback. One concept had a walking path and the other did not. Both Laura and Deb expressed interest in having more lots of different sizes. Laura preferred the concept without the walking trail. There was no strong support for the walking trail on the east side of the property.
  7. Comprehensive Plan – update on draft documents and maps; comment on language concerning 150-ft width for Ice Age Trail and adjacent property. Doug handed out language he proposed adding to the plan about the Ice Age Trail. The group asked for examples to be added to explain how to “maintain vegetation with the goal of proving users with a pre-settlement landscape experience”.
  8. Other
  9. Schedule: The next meeting was scheduled for December 27th at 6:30 p.m. The January meeting was set for January 10th.
  10. Adjourn – Motion by Paul. Second by Schroeder. Motion carried at 8:37 p.m.

Submitted by:  
Amanda Arnold  
Planner/Administrator

Approved: 12/27/2018