

## **Town of Verona Plan Commission Meeting Minutes**

Thursday, February 17, 2022

6:30pm Zoom meeting

Members Present: Doug Maxwell, Haley Saalsaa-Miller, Deb Paul, Tom Mathies, Sarah Slack

Staff: Sarah Gaskell, Administrator

Other: Susan Pigorsch, Hans Pigorsch, Mark Geller, Noa Prieve, Lee and Becky Stilwell, Jim Wiederhoeft, Bret Saalsaa, Jeff Schleicher, David Schleicher, Steve Hoyer

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:30 pm. Motion to approve the agenda by Slack, second by Miller. Motion carried by voice vote.
2. Public Comment – Mark Geller thanked the Commission for their work over these last few years and asked for input on the Draft 2050 Regional Development Framework Report.
3. Approval of Minutes from January 20th, 2021 Plan Commission Meeting; Motion to approve by Miller, second by Paul. Motion carried 5-0.
4. Discussion and Possible Action: Land Use Application 2021-06 submitted by Noa Prieve on behalf of Stilwell Trust, 6411 Sunset Drive, for approval of the Final Plat and Declaration of Covenants (parcel number 062/060-364-8990-2 (20.3-acres)).
  - a. Staff summary: Preliminary Plat has not changed. Driveway access agreement and Covenants reviewed by Town attorney with no notable edits.
  - b. Public Comments: Hans Pigorsch asked which Plat map was correct as the County had an incorrect one in their materials
  - c. Motion to recommend approval of Land Use Application 2021-06 submitted by Noa Prieve on behalf of Stilwell Trust, 6411 Sunset Drive, for approval of the Final Plat (parcel number 062/060-364-8990-2 (20.3-acres)) by Maxwell, second by Paul with the following conditions:
    - i. Add note referencing shared driveway access agreement for Sunset Drive driveway
    - ii. Deed restriction limiting residences to single-family homes
    - iii. Remove note 7 as it no longer appliesMotion carried 5-0 on a voice vote.
  - d. Motion to recommend approval of Land Use Application 2021-06 submitted by Noa Prieve on behalf of Stilwell Trust, 6411 Sunset Drive Declaration of Covenants (parcel number 062/060-364-8990-2 (20.3-acres)) by Paul, second by Miller with the following conditions:
    - i. Article 9.2: Remove reference to specific Town of Verona Dark Sky Ordinance
    - ii. Article 9.2 b: add Accessory buildings must be placed within the building envelopes as approved on the Plat Map. (or similar language)
    - iii. Article 10 – remove the reference to 2.5Motion carried 5-0 on a voice vote.
5. Discussion and Possible Action: Land Use Application 2020-10 submitted by Twin Rock LLC for approval of the Final Plat, Development Agreement and Declaration of Covenants for Dairy Ridge Heights near 2528 Spring Rose Road (062/0608-183-8681-0 and 0-608-183-31809).
  - a. Public Comments - none
  - b. Commissioner Comments – discussion included request for City of Verona staff

input per the Boundary Agreement; daycare restriction

- c. Motion to recommend approval of Land Use Application 2020-10 submitted by Twin Rock LLC for approval of the Final Plat for Dairy Ridge Heights near 2528 Spring Rose Road (062/0608-183-8681-0 and 0-608-183-31809) by Paul, second by Slack. Motion carried by voice vote 4-0-1 with Miller abstaining.
- d. Motion to recommend approval of Land Use Application 2020-10 submitted by Twin Rock LLC for approval of the Declaration of Covenants and Development Agreement for Dairy Ridge Heights near 2528 Spring Rose Road (062/0608-183-8681-0 and 0-608-183-31809) by Paul, second by Mathies subject to the following conditions:

- i. Revisions of the documents to include comments and edits from the Town's Attorney and the Plan Commission

Motion carried by voice vote 4-0-1 with Miller abstaining from the discussion and vote.

- 6. Discussion and Possible Action: Recommend Approval of Adoption of the Town of Verona Draft Land Division and Development Ordinance
  - a. Public Comment - none
  - b. Commissioner comments – The document was edited to include commissioner comments and suggestions with respect to comments received at the Public Hearing and from the Town Board. Each suggestion was carefully reviewed, and a consensus reached. This included all suggestions of changing “may” to “shall”. Staff provided comments from language used in Land Division and Development Ordinances used by adjacent Towns. Motion of recommend approval of Adoption of the Town of Verona Draft Land Division and Development Ordinance by Slack, second by Miller. Motion carried on voice vote, 5-0.
- 7. Next Meeting: Thursday March 17th, 2022 in person
- 8. Adjourn – 9:35 pm

Submitted by Sarah Gaskell, Town Planner/Administrator

Approved

