

Town of Verona Plan Commission Meeting Minutes - Draft

Thursday, March 18, 2021, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Tom Mathies, Sarah Slack, Deb Paul (joined meeting shortly after it was called to order), Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

Other: Adam Carrico, Bret Saalsaa, Mona Cassis, Lee Stilwell, Rosemary Bodolay, Phyllis Wiederhoeft

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:33 pm. Motion to approve the agenda by Slack, second by Miller. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from February 18th, 2021 – Motion from Miller, second by Mathies. Motion carried by voice vote.
4. Staff report on the discussion with Fitchburg regarding their ETJ area – Fitchburg will not approve any Town development or lot splits in this area at this time.
5. Discussion and Action: Land Use Application 2021-06 submitted by submitted by Twin Rock LLC for Preliminary Plat Approval and for approval of Neighborhood Association Declaration for property near 2528 Spring Rose Road (062/0608-183-8681-0 and 0608-183-31809)
 - a. Discussion items included the following:
 - Preliminary Plat – utility easement locations; outlot access; shared driveway locations; stormwater facility location and size; placement of the trail in the outlot;
 - Site Rendering – setback placement, width and height of model homes used in rendering; lots on Spring Rose not included; back view should show three stories; roof pitch
 - Stormwater Facility: size of pond; capacity of pond; pond construction; depth of pond; fish stocking; off-site flows; desire to see what final stormwater facility will look like
 - Driveway access – shared access preferred between lots and not across lots; mailbox placement;
 - Landscape – screening in front and back of lots; points evaluation; mix of evergreens and deciduous trees;
 - Declaration of Covenants – height restrictions; signage restrictions; landscape; declarant control; definition of noxious weeds; maintenance; architectural committee submissions; Lot 3 height restriction; fencing abutting ag uses; pet restrictions; brush and leaf piles; leasing/renting building restrictions; maintenance of existing trees on site; taxation of outlots;
 - Item tabled in order to allow for incorporation of comments
6. Next meeting
 - April 15th, 2021
7. Adjournment – Meeting adjourned at 9:59pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

Approved: