

Town of Verona Plan Commission Meeting Minutes

Thursday, November 12, 2020, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Tom Mathies, Sarah Slack, Deb Paul

Staff: Sarah Gaskell, Administrator

Other: Adam Carrico, Bret Saalsaa

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 Paul. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from 10/22/2020 – Motion to approve minutes by Mathies, second by Paul. Motion carried by voice vote.
4. Discussion and Action: Lane Use Application 2020-12 submitted by Twin Rock LLC for 2528 Spring Rose Road (062/0608-183-8680-4) for Concept Approval and rezone from AT-35 to SFR-01, SFR-02 and NR-C for Dairy Ridge Heights The applicant is seeking approval for a concept plan and a rezone creating 13 lots and one outlot. The Plan Commission discussed the concept plan and voted to recommend approval of the application via voice vote with the following conditions:
 - a) The stormwater management easement be located between lots 8 and 9.
 - b) Single-story residences be limited to a height from ground level to roof peak of no more than 23 feet.
 - c) Front setbacks be varied between 100, 125 and 150 feet for the lots 4 through 13.
 - d) The front setback is greater for two-stories homes than for single-story homes. Lots would have two different front setbacks shown on the concept plan for lots 4 to 13.
 - e) The front of the lots are planted with trees to provide for screening and landscaping include trees planted in the back of the lots.
 - f) Trail be included in the outlot that loops around the south side of the stormwater pond(s). The trail could also be placed on the northside of the outlot adjacent to the lot lines.
 - g) Lot 3 be limited to the construction of a single-story home.
 - h) Mailboxes be considered for location on the northside of Dairy Ridge Road.
 - i) Lots 4 through 13 shared access to Dairy Ridge Rd for a total of 5 access points.
5. Discussion and Possible Action: Draft Subdivision Ordinance
 - a) Discussion included several topics including language, average lot size standards, gross area definition
 - b) Timeline for adoption – other TOV committee review in the next few months, public hearing in February, Town Board adoption in March or April
6. Next meetings
 - December 17th, 2020
7. Adjournment – Meeting adjourned at 8:51pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

Approved: