

CITY OF VERONA
PLAN COMMISSION
MINUTES
May 1, 2023

5/1/2023 - Minutes

1. Call To Order

Mayor Diaz called the meeting to order at 6:30 p.m.

2. Roll Call

Milly Harrison, Tyler Wood, Christine Posey, Pat Lytle. Mike Hankard and Tyler Powers were absent and excused. Also present: City Administrator Adam Sayre and City Engineer Carla Fischer.

3. Public Comment

None

4. Minutes

Approval of minutes from April 5, 2023 Plan Commission meeting

Motion by Lytle, seconded by Wood to approve the minutes from the April 5, 2023 Plan Commission meeting. Motion carried 5-0.

5. 7085 County Highway PD

Public Hearing – Conditional use permits and zoning map amendment for the Dreger property to rezone lots 1, 3, 5, and 6 to Urban Residential (UR), lot 4 and outlots 1 and 2 to Public Institutional (PI), and lot 2 to Suburban Commercial (SC) and to allow for the construction of 409-unit apartment complex located at 7085 County Highway PD

Motion by Diaz, seconded by Posey to open the public hearing at 6:32 p.m. Motion carried 5-0.

Tony DeRosa, Fiduciary Real Estate Development, was representing the applicant and would be able to answer questions.

Motion by Diaz, seconded by Wood to close the public hearing at 6:33 p.m. Motion carried 5-0.

a. **Discussion & Possible Action** – Site plan review for a 409-unit apartment complex located at 7085 County Highway PD called the Dreger property

Sayre stated that the property is across the street from University Ridge Golf Course. The applicant is now proposing 25 buildings consisting of townhomes, stacked flats, and apartments to create 409 units. He stated that the stormwater ponds in this development are larger than what you would normally see.

Posey asked if the two public streets were wide enough for biking and street parking. Sayre stated that immediately to the west of this development there is a bike/pedestrian trail. There are sidewalks planned throughout this development and Hunters Cove Way is a typical 66-foot-wide road which could allow for

parking on both sides. Fischer stated that the north/south road would be 70 feet and wide enough to accommodate a bike lane.

Diaz appreciates the work the developer has done and likes the path around the stormwater basin.

Posey asked if there would be a playground by the clubhouse. DeRosa said there was one planned just south of the clubhouse.

Lytle asked if the Fire Department was concerned about accessing any of the properties. DeRosa had conversations with the Fire Department and they are able to accommodate all their truck turning radiuses.

Motion by Posey, seconded by Diaz to approve a site plan to allow for construction of 409-unit apartment complex located at 7085 CTH PD with the following conditions: the approval shall become effective upon annexation; the approval shall become effective upon the execution of a development agreement; the applicant shall add a bicycle rack to the clubhouse/playground area; and the applicant shall add landscaping to screen the surface parking lots for buildings A1, A2, and A3 along the east-west public road per the Zoning Ordinance. Motion carried 5-0.

b. **Discussion & Possible Action** – Zoning map amendment for the Dreger property to rezone lots 1, 3, 5, and 6 to Urban Residential (UR), lot 4 and outlots 1 and 2 to Public Institutional (PI), and lot 2 to Suburban Commercial (SC) from their current classification of Rural Agricultural (RA) located at 7085 County Highway PD

Motion by Posey, seconded by Wood to recommend that the Common Council approve a zoning map amendment to rezone approximately 21.07 acres to Urban Residential, 9.11 acres to Public Institutional, and 1.52 acres to Suburban Commercial located at 7085 CTH PD per the map in the packet with the following conditions: the approval shall become effective upon annexation of the property; the approval shall become effective upon the execution of a development agreement ; and for the property zoned UR, the property owner shall install and maintain a multi-family notification sign. Motion carried 5-0.

c. **Discussion & Possible Action** – Conditional use permits for the Dreger property to allow an apartment complex and exceed the maximum building height located at 7085 County Highway PD

Motion by Lytle, seconded by Diaz to recommend that the Common Council approve a conditional use permit to allow an apartment/condominium complex land use and conditional use permit to allow three (3)-story buildings exceed the maximum building height at 7085 CTH PD with the following conditions: the approval shall become effective upon annexation of the property; and the approval shall become effective upon the execution of a development agreement. Motion carried 5-0.

d. **Discussion & Possible Action** – Preliminary plat to create six (6) lots and two (2) outlots located at 7085 County Highway PD called the Dreger property

Motion by Diaz, seconded by Lytle to recommend that the Common Council approve the preliminary plat located at 7085 CTH PD with the following conditions: the approval shall become effective upon annexation of the property; and the approval shall become effective upon the execution of a development agreement. Motion carried 5-0.

6. 1979 Milky Way

Discussion & Possible Action – Site plan review for one (1) temporary parking lot located at 1979 Milky Way

Sayre stated this is the third temporary parking facility due to accommodate Epic's growth. They are hiring 1,700 employees. Permanent underground parking will be constructed.

Motion by Posey, seconded by Wood to approve the site plan for the west parking lot with the following

conditions: the parking lot may be utilized until December 31, 2026; and if the lot is not vacated and removed by December 31, 2026, all site plan requirements for a permanent parking lot shall be installed by the applicant no later than December 31, 2026. These items shall include landscaping, parking lot islands, lighting, and charging stations. Motion carried 5-0.

7. 310 Locust Drive

Discussion & Possible Action – Site plan review for a proposed 20,000 square foot flex industrial building addition located at 310 Locust Drive

Sayre stated the addition would be added to the rear of the building. Access to the site will remain unchanged. Staff have no concerns over the design and overall expansion.

Motion by Diaz, seconded by Lytle to approve the site plan for a 20,000 square foot addition located at 310 Locust Drive. Motion carried 5-0.

8. 148 And 150 Paoli Street

Discussion & Possible Action – Initial review for an eight (8) unit apartment building located at 148 and 150 Paoli Street

Sayre stated that these lots have residential homes on them that are surrounded by industrial sites. They are requesting to demolish the house and construct 8-unit townhomes. The applicant is proposing garages and a parking area in the rear. Access would be from S. Nine Mound Rd. A certified survey map and right-of-way dedication would be required for the project. Staff recommends that the applicant hold a neighborhood meeting.

Wood likes the design and the garages in the rear. Diaz agreed and liked the two-story units. He would like a green screen around the borders of the property.

Posey likes that the sidewalk is being added and suggested that it be added all the way down the block.

9. 135 Enterprise Drive

Discussion & Possible Action – Initial review for commercial animal boarding and a zoning map amendment from Suburban Industrial (SI) to Suburban Commercial (SC) located at 135 Enterprise Drive

Sayre stated the applicant is proposing an outdoor play area on the east side of the property which abuts an industrial park. They would remove parking stalls for a drop off area. The applicant is planning a vinyl fence, which would be good for noise. Staff would like to see the site refreshed with landscaping, bike racks, charging stations, and the sidewalk extended. The applicant has scheduled a neighborhood meeting for May 9th.

Wood stated his only concern is the noise for the businesses nearby.

Lytle asked if the City gets complaints about the doggy daycare by Costco. Sayre is not aware of any complaints. He added that parking could become a problem if there are going to be multi-tenant uses as they are eliminating parking.

Posey stated that the applicant should talk to neighbors outside of the immediate zoning notification area.

10. Ardent Glen

Discussion & Possible Action – Final plat to create 102 lots and 12 outlots for Ardent Glen subdivision located north of County Highway PD and west of Shady Oak Lane

Posey asked what the timing was for the floodplain study. Fischer stated that it was submitted in mid-March to the Department of Natural Resources (DNR). They have since provided comments on the study and they have been meeting with them to resolve issues. Fischer doesn't believe there will be any major changes in the design as a result of the DNR's comments. A new model with updates will go the DNR this week.

Lylte asked while the final plat was being approved in phases. Sayre stated there was a phased purchase from the developer.

Motion by Posey, seconded by Diaz to recommend that the Common Council approve the Final Plat for the Ardent Glen Subdivision to create 102 single-family and twin home parcels and 12 outlots with the following condition: the final plat shall have private alleys labeled as fire lanes. Motion carried 5-0.

11. Reports And Comments From The Planning Department

- a. Update on development projects.
- b. Next meetings
 - i. Monday, June 5th at 6:30 p.m.
 - ii. Tuesday, June 27th at 6:30 p.m.

12. Adjournment

Adjournment: Motion by Wood, seconded by Harrison to adjourn at 7:33 p.m. Motion carried 5-0.

Respectfully submitted,
Holly Licht, City Clerk