

City of Verona
Minutes
Plan Commission
June 7, 2021

Due to the COVID-19 pandemic, the Verona Plan Commission held its meeting as a virtual meeting. The Plan Commission did not meet at City Hall, 111 Lincoln Street. Members of the Plan Commission and Staff joined the meeting by using Zoom Webinar. Members of the public were able to join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.

1. **Call to Order:** Luke Diaz called the meeting to order at 6:31 p.m.
2. **Roll Call:** Luke Diaz, Tyler Powers, Steve Hingle, Katie Kohl, Mike Hankard, and Beth Tucker Long. Also present: City Administrator Adam Sayre, Community Development Specialist Katherine Holt, and City Engineer Carla Fischer. Pat Lytle is absent and excused.
3. **Public Comment:**
Tanya Cook, 120 Enterprise Drive, commented there are already childcare centers located at 120 Enterprise Drive and Goddard School at the opposite end. There are also two daycares at Farm and Fleet with one of those is closed. The Plan Commission's primary concern is the building and following the Ordinance. The purpose of the Plan Commission should go beyond the proposal for meeting the Ordinance, but should influence of the layout of the businesses in the City to have the opportunity to grow businesses in the Community. An additional childcare center is a poor planning decision and she hopes the Plan Commission will vote against it.

Sarah Farren, owner and director of Hometown Preschool, feels that this is bad timing and is too close to her business. Childcare Centers are still trying to get back on their feet after losing a lot of enrollment due to COVID. She had 110 children in afterschool in March of 2020 and it dropped to 18 children. Currently, there are 70 children in attendance.

Chris Horney, Murphy Real Estate Services representing the applicant, the applicant does not have the intent to put other childcare centers out of business and hope that by the time all of this goes through, opening in 2022, the effects of COVID have diminished. They are open to the idea of moving into the former Rainbow Childcare Center and are trying to understand the status of the building. We tried to address neighbors' concerns in our design by shrinking the access point.

4. **Minutes:** Motion by Kohl, seconded by Powers, to approve the May 3, 2021 Plan Commission Minutes. Motion carried 6-0.
5. **Discussion & Possible Action – Initial review to construct an approximately 10,731 square foot daycare center located at 240 Enterprise Drive.**
Sayre explained that the applicant would like to build a daycare center in the empty lot. The land south of the building will be the outdoor play area and the land north would be the parking lot. The property would need to be rezoned and the applicant would need to apply for a conditional use permit. Sayre emphasized that the Plan Commission's role is to not decide what land use goes where, but to let land uses occur based on the market. Staff has no concerns on the design of the building and is open to this land use on this parcel as the parcel is difficult to develop. He asked that the Plan Commission give feedback to the applicant regarding the proposal.

Tucker Long stated that she received the email from Once Upon A Time from Staff and tried to do some research. Prior to COVID, it was difficult to get a daycare spot and would be put on the waitlist. She has heard there is a need for more childcare and suggested changing the layout of the parking lot to allow a one-way circular pattern.

Powers shared the same thoughts. His preference is for the applicant to use the existing vacant daycare building before building a new one.

Hankard shared that this is a good overall location for this land use. Vegetation screening or a fence should be built to minimize neighbor impacts. He asked if solar could be added to the roof or have a better design for the roof. He also asked if it makes sense to change the zoning district.

Sayre replied that the property is currently zoned suburban office and would become neighborhood office, which is a better fit for an existing neighborhood.

Hingle stated it would be nice to reuse the existing vacant daycare building.

Diaz stated that he thinks putting solar on the roof would be a great use of that space.

6. Reports and comments from the Planning Department

a. Update on housing permits.

As of June 1st, the City has issued 34 new single family home building permits. At this time last year, the City had issued 16. Sayre stated that it should be a strong year for housing permit, but have heard concerns from developers regarding building and material costs.

b. Update on development projects.

Powers asked if the hotel was part of the Sugar Creek Commons mixed use project.

Sayre replied that the hotel is not part of the project that is under construction.

Tucker Long asked about the status of the former school property.

Sayre replied that the project will go before the Plan Commission next month.

Powers asked if there have been proposals for senior living facilities as there seems to be a need.

Sayre replied that there is nothing in the area to be built, but developers are interested in this area for senior living.

c. Future Plan Commission meetings

The next meeting will be Tuesday, July 6th, which will be in-person unless the Council makes a different decision at their meeting on Monday.

Kohl announced that this is her last Plan Commission meeting and is stepping down from the Common Council at the end of June.

7. Adjournment

Motion by Tucker Long, seconded by Hankard, to adjourn at 7:11 p.m. Motion carried 6-0.

Kayla Martin
Deputy City Clerk