

CITY OF VERONA
MINUTES
PLAN COMMISSION
August 2, 2021

1. Call to Order: Luke Diaz called the meeting to order at 6:31 p.m.
2. Roll Call: Luke Diaz, Steve Hingle, Tyler Powers, Mike Hankard, Pat Lytle, Christine Posey, and Beth Tucker Long. Also present: City Administrator Adam Sayre, Community Development Specialist Katherine Holt and City Engineer Carla Fischer.
3. Public Comment: There were no comments from the public.
4. Approval of minutes from July 6, 2021 Plan Commission meeting.

Motion by Hingle, seconded by Powers to approve the July 6, 2021 Plan Commission minutes. Motion carried

5. **Public Hearing** – Conditional use permit for a proposed professional office and vehicle sales and rental land use located at 400 South Nine Mound Road.

Motion by Diaz, seconded by Lytle to open the public hearing at 6:33 p.m. Motion carried 7-0.

There were no comments from the public.

Motion by Diaz, seconded by Hingle to close the public hearing at 6:34 p.m. Motion carried 7-0.

- a. **Discussion & Possible Action** – Conditional use permit for a professional office and vehicle sales and rental located at 400 South Nine Mound Road.

Holt stated the applicant is proposing to sell used cars and employ four employees in the office. There may be 3-4 vehicles waiting for service at the property. Parking will be shared by Ideal Printing.

Motion by Diaz, seconded Powers to recommend that Council approve a conditional use permit for a professional office and vehicle sales and rental located at 400 South Nine Mound Road with the following condition: vehicles that are for sale shall park in the designated parking stalls on-site and will not use on-street parking for those vehicles. Motion carried 7-0.

6. **Public Hearing** – Zoning Text Amendment to amend Section 13-4-1 Bulk and Dimensional Standards and Section 13-4-4 Exception to Maximum Height Regulations.

Motion by Diaz, seconded by Hingle to open the public hearing at 6:41 p.m. Motion carried 7-0.

There were no comments from the public.

Motion by Diaz, seconded by Tucker Long to close the public hearing at 6:42 p.m. Motion carried 7-0.

- a. Discussion & Possible Action – Zoning Text Amendment to amend Section 13-4-1 Bulk and Dimensional Standards for the Suburban Industrial Zoning District maximum height from 45 feet to 50 feet.

Sayre stated that this was inadvertently removed from the code when it was updated. The text amendment will allow review of additional height to be done through a conditional use permit as was previously done without going through the Planned Development process solely for an increase in height. This will allow Staff to evaluate the additional height request through the conditional use permit process, which ensures that impacts to existing land uses will not have adverse impacts for neighboring properties.

Motion by Hingle, seconded by Tucker Long to recommend that the Council approve a zoning text amendment to amend section 13-4-1 Bulk and Dimensional Standards for the Suburban Industrial Zoning District maximum height from 45 feet to 50 feet and recommend that the Council approve a zoning text amendment to amend section 13-4-4 Exception to Maximum Height Regulations adding an option for conditional use permit approval for additional height. Motion carried 7-0.

- b. Discussion & Possible Action – Zoning Text Amendment to amend Section 13-4-4 Exception to Maximum Height Regulations adding an option for conditional use permit approval for additional height.

The Plan Commission recommend approval for item 6b in the motion for item 6a.

7. Discussion & Possible Action – Site plan review for four (4) proposed utility buildings located at 1979 Milky Way.

Sayre stated that these utility buildings will match the other barn buildings on the site. One of the buildings will have solar panels. Staff has no concerns.

Diaz asked why the applicant would only be putting solar on one building.

Derek Schnabel, a representative from Epic, stated that the building with the proposed solar is located near existing infrastructure for easy connections.

Motion by Tucker Long, seconded by Hankard to approve a site plan for four (4) proposed utility buildings to be located at 1979 Milky Way. Motion carried 6-0 with Powers abstaining.

8. Discussion & Possible Action – Site plan review to relocate an existing temporary contractor office building located at 1979 Milky Way.

Sayre presented the information from the staff report.

Posey asked how parking would be accommodated at the site.

Schnabel said that there are about 20 employees that park where the building currently sits. These employees will move to the new site and there is existing gravel to accommodate parking in this location.

Motion by Diaz, seconded by Tucker Long to approve a site plan to relocate an existing temporary contractor office building located 1979 Milky Way. Motion carried 6-0 with Powers abstaining.

9. Discussion & Possible Action – Certified survey map to create two (2) lots located at 471 and 473 Lucerne Drive.

Holt stated that there is currently a duplex on the lot and the owner wants to split it into two (2) lots to sell in the future.

Motion by Lytle, seconded by Hankard to recommend that the Council approve a certified survey map to create two (2) lots located at 471 and 473 Lucerne Drive with the following condition: a shared wall agreement shall be recorded with the Dane County Register of Deeds for each property. Motion carried 7-0.

10. Discussion & Possible Action – Certified survey map to create two (2) lots located at 581 and 585 Whalen Road.

Motion by Diaz, seconded by Powers to recommend that Council approve a certified survey map to create two (2) lots located at 581 and 585 Whalen Road with the following condition: a shared access agreement shall be recorded with the Dane County Register of Deeds. Motion carried 7-0.

11. Reports and comments from the Planning Department: The next Plan Commission meeting will be held on Tuesday, September 7th.

- a. Update on development projects: There were no updates.

12. Adjournment: Motion by Powers, seconded by Tucker Long to adjourn at 7:02 p.m. Motion carried 7-0.

Respectfully Submitted,

Holly Licht, City Clerk