

CITY OF VERONA
MINUTES
PLAN COMMISSION
September 7, 2021

1. Call to Order: Mayor Diaz called the meeting to order at 6:33 p.m.
2. Roll Call: Luke Diaz, Steve Hingle, Mike Hankard, Pat Lytle, Christine Posey, and Beth Tucker Long. Tyler Powers was absent and excused. Also present: City Administrator Adam Sayre, Community Development Specialist Katherine Holt and City Engineer Carla Fischer
3. Public Comment

- Kirsten Rimes, Edwards Rose & Sons, introduced herself and stated she would be available for questions regarding 7085 CTH PD.

4. Approval of minutes from August 2, 2021 Plan Commission meeting.

Motion by Tucker Long, seconded by Posey to approve the minutes from the August 2, 2021 Plan Commission meeting. Motion carried 6-0.

5. **Public Hearing** – Precise implementation plan (PIP) and conditional use permit for a planned unit development (PUD) that would allow for the construction of a mixed-use building with sixty-three (63) apartment units and approximately 6,160 square feet of commercial space with a drive-through located at 410 and 420 West Verona Avenue.

Motion by Diaz, seconded by Tucker long to open the public hearing at 6:37 p.m. Motion carried 6-0.

Sean O'Brien, Northpointe Development Corporation, stated that they are anticipating adding 20 more bike parking stalls in the garage and four to eight surface stalls. He added that a charging station would be added under the covered parking, and it would be possible to add one in the underground parking as well.

Motion by Hankard, seconded by Hingle to close the public hearing at 6:39 p.m. Motion carried 6-0.

- a. **Discussion & Possible Action** – PIP for a PUD for the construction of a mixed-use building with sixty-three (63) apartment units and approximately 6,160 square feet of commercial space located at 410 and 420 West Verona Avenue.

Holt stated that the applicant is providing more underground parking stalls than required. There will be a six-foot tall decorative fence along the residential property line. The applicant has exceeded the necessary requirements for landscaping.

Holt added that staff had received a comment from the public that included concerns over visibility, increased traffic, and safe bicycle connections. She said that staff also received two phone calls from residents who were concerned about

apartment buildings in this area and stated that Verona could not accommodate more apartments.

Hankard stated that the developer should plan for more charging stations or at least put the conduit in now. He added that the fence should be very solid to help block noise and light to the residential properties. Hankard asked if the smaller stormwater ponds were necessary as the Lincoln Street pond is under construction. Fischer stated that it was necessary on this site because it does not connect to a regional basin.

Lytle asked if something changed in the plan as there was more square footage listed on the commercial side. O'Brien stated that Old National is going to be taking up a larger space and they have also extended the commercial space along Rita Avenue which provides a large patio space for a future tenant.

Posey stated that she wanted to make sure there was enough lines of sight exiting the covered parking onto W. Verona Ave. O'Brien stated that there was more than 30 feet as the building is setback 16-feet from the property line.

Motion by Tucker Long, seconded by Hingle to recommend that the Council approve a PIP for a PUD for the construction of a mixed-use building with sixty-three (63) apartment units and approximately 6,160 square feet of commercial space located at 410 and 420 West Verona Avenue with the following condition: the approval shall become effective upon Northpoint Development Corporation acquiring the property. Motion carried 6-0.

- b. Discussion & Possible Action – Conditional use permit for a bank drive-through to be located at 410 and 420 West Verona Avenue.

Motion by Hingle, seconded by Tucker Long to recommend that the Council approve a conditional use permit for a bank drive-through to be located at 410 and 420 West Verona Avenue. Motion carried 6-0.

6. Discussion & Possible Action – Certified survey map to combine four (4) lots into one (1) lot to be located at 410 and 420 West Verona Avenue.

Motion by Tucker Long, seconded by Lytle to recommend that the Council approve a certified survey map to combine four (4) lots into one (1) lot to be located at 410 and 420 West Verona Avenue. Motion carried 6-0.

7. Discussion & Possible Action – Initial review for 396-multi-family units in eleven (11) buildings and two (2) commercial lots located at 7085 CTH PD.

Sayre noted that this land is currently in the Town of Verona and would need to be annexed into the City and rezoned. He stated that the proposal is comprised of 11 buildings which contain 396 apartment units and two commercial outlots. The proposal includes garages on the 1st level, rather than underground parking.

Tucker Long stated that she would be in favor of granting an underground parking exemption if the 1st floor garage parking could accommodate the same number of

spaces. Rimes stated that there would be one garage per three units. Lytle stated that he would like to see more underground parking. Hankard stated he would not be in favor of granting the exemption for underground parking.

Sayre gave an overview of current projects and the number of units within each project. Lytle stated that there are people in the community that are concerned about the number of multi-family units that are being constructed. He said that while there are a high number of units, he is most concerned about making multi-family projects high-quality units with amenities.

Posey stated that she is open to multi-family in this area, but would like to see more diversity, including an ownership option. Tucker Long agreed and stated she would like to see more three or four-bedroom options for families.

8. Reports and comments from the Planning Department

- Update on development projects.

Sayre stated that Costco will begin grading this week. The former school properties will begin demolition in October.

Tucker Long asked what will go into the old school building for the former New Century School. Sayre replied that COVID slowed those discussions down for determining the type of land use for the building.

9. Adjournment: Motion by Hankard, seconded by Tucker Long to adjourn at 7:33 p.m. Motion carried 6-0.