

CITY OF VERONA

PLAN COMMISSION

MINUTES

October 2, 2023

10/2/2023 - Minutes

1. Call To Order

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

2. Roll Call

Luke Diaz, Christine Posey, Tyler Powers, Milly Harrison, and Patrick Lytle were present. Tyler Wood and Mike Hankard were absent and excused. Also present: City Administrator Jamie Aulik, City Engineer Carla Fischer and Community Development Specialist Katherine Holt (virtually).

3. Public Comment

There were no comments from the public.

4. Minutes

Approval of minutes from September 5, 2023 Plan Commission meeting

Motion by Powers, seconded by Harrison to approve the minutes of the September 5, 2023 Plan Commission meeting. Motion carried 5-0.

5. Avalon Ridge - Commercial

Discussion & Possible Action – Initial review to construct three (3) commercial buildings located east of County Highway M and north of Stony Ridge Circle in the Avalon Ridge subdivision

Holt noted that there was a Comprehensive Plan amendment approved in December 2021 to allow this land to be developed as commercial. The applicant is proposing two of the here buildings to have drive-throughs. Access to the site would be from Avalon Court, and a right-in and right-out from Stony Ridge Circle. Staff recommends that the applicant create a cross-access agreement with West Madison Bible Church for future access to Building B. Sidewalks will be installed connecting Stony Ridge Circle with Avalon Court. The applicant is proposing 39 parking stalls along with bicycle parking. The buildings would all be a single story with a flat roof. One of the buildings will include a patio.

Diaz stated that two drive-throughs on this site is excessive. There should be a direct sidewalk connection from CTH M and better pedestrian connections between the buildings throughout the parking lot.

Harrison would like to see landscaping to screen the drive-throughs from the neighboring residential.

Lytle asked about the connections to CTH PD and CTH M. Fischer stated there will be a stoplight at CTH M

and Morningside Blvd. There is no direct connection to CTH PD.

Posey likes the brick design. She has concerns about pedestrians moving throughout the parking lot. Powers has similar concerns about pedestrian crosswalks from building to building. He stated that this is an area where most people will be driving, and there needs to be adequate parking.

6. Lot 12, Liberty Business Park

Discussion & Possible Action – Initial review to construct two (2) commercial buildings on Lot 12 in Liberty Business Park located north of County Highway M and west of County Highway PB.

Holt stated the applicant is proposing a car wash and two fast food/retail locations. Access to the site will be from the existing public road from CTH M. Staff will evaluate final parking spaces when tenants are finalized. Staff recommends brick material instead of the proposed CMU for the carwash. Holt noted that significant landscaping will be needed before final approval. The applicant is planning on submitting plans for a daycare in the vacant lot in a future submittal to the Plan Commission.

Lytle asked if there would be a traffic signal on CTH M for access to the site. Fischer didn't think it would be necessary but would verify with the traffic engineers. Lytle added that he thinks this would be a poor place for a childcare facility.

Powers stated that there was a carwash just proposed near here and if both were approved there would be three carwashes within a half mile of each other. He was in favor of fast food in this area, but a childcare center would be a challenge.

Diaz stated Verona needs more daycare centers, but he doesn't support this location. He would not support carwash on this site. He is open a restaurant type use.

Harrison supports food and retail on this site.

Posey had concerns about traffic, especially trying to make a left turn out of the site. She also had concerns with the number of carwash facilities in the area.

7. Reports And Comments From The Planning Department

a. Update on development projects: Holt stated that two applications have come in for the November Plan Commission meeting.

8. Adjournment

Motion by Posey, seconded by Powers to adjourn at 6: 58 p.m. Motion carried 5-0.

Respectfully submitted,
Holly Licht, City Clerk