

PLAN COMMISSION
MEETING MINUTES – DECEMBER 20 2016

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chair Darlene Bartlein at 6:00pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Kevin Hietpas, Dennis Reed, Darlene Bartlein, Jim Fochs. Member absent were: Jerry Bartlein. One seat is vacant.

Staff Present: Planner Mark Mommaerts, AICP;

- 3) Public Participation: None
- 4) Approve Minutes: Motion (Fochs/Reed) to approve the minutes of November 29, 2016. Motion carried 5-0.
- 5) Convene Meeting and Enter Public Hearing 6:02pm
 - a. Zoning Map Amendment – Meridian Investments, LLC – Friendship Road: Planner Mommaerts introduced the item stating that the applicant, Meridian Investments, is proposing a zoning map amendment (rezoning) for the property located along the west side of Friendship Road between County KK and Hwy 55. The request from General Agricultural [AG] to Office & Retail Commercial [COR] for a commercial office building is consistent with the Comprehensive Plan. Gene VanHandel, N9626 Highline Road, spoke that he wanted to see hours of operation restricted as he does on his property. Planner Mommaerts responded that there are no restrictions placed on rezonings and that the zoning ordinance will dictate restrictions.
- 6) Close Public Hearing and Reconvene Regular Meeting 6:05pm
- 7) Items for Discussion and Possible Action
 - a. Exterior Building Materials – Milis Enterprise – County KK: Planner Mommaerts introduced the item stating that the applicant submitted color samples but not material samples or fastener type. Dylan Milis, applicant, stated that they will be using the standard rib fastener. The color are cobalt blue for the roof, accents, and wainscoting, and Ash Gray for the walls.

Motion (Fochs/Hietpas) to approve the color samples presented and standard rib fasteners. Motion carried 5-0.
 - b. Certified Survey Map – James Weber – W5595 Hwy 114: Planner Mommaerts introduced the item stating that the applicant is creating a 2-lot CSM. Lot 1 will

contain all the buildings and Lot 2 will be farmland. There is an ingress/egress easement on Lot 1 for Lot 2 access to Hwy 114.

Motion (Hietpas/Fochs) to approve the CSM. Motion carried 5-0.

- c. Certified Survey Map – Meridian Investments, LLC – Friendship Road: Planner Mommaerts introduced the item stating that the applicant is creating a 2-lot CSM. Lot 2 would have a buildable area for an office building.

Motion (Fochs/Lincoln) to approve the CSM. Motion carried 5-0.

- d. Zoning Map Amendment – Meridian Investments, LLC – Friendship Road:

Motion (Lincoln/Fochs) to approve the rezoning from AG to COR. Motion carried 5-0.

- e. Certified Survey Map – Donald Mielke – Mielke Road: Planner Mommaerts introduced the item stating that the applicant wants to create 8 new residential lots by 2, 4-lot CSMs. The main concern is that percolation tests should be completed before creating the residential lots. The applicant does not want to wait for the percolation tests to create a lot for his new house. Staff suggested that the applicant only submit for lots when they are ready. The understanding is that the applicant may submit single-lot CSMs in the future.

8) Items for Discussion

- a. Comprehensive Plan Update: Planner Mommaerts reported that the consultant completed the final draft of the Comprehensive Plan and Village Center Plan. There were no comments from the Commission for changes. Planner Mommaerts stated that there is a public meeting on Tuesday, January 10th from 5:30 to 7:00pm in case there are comments or changes found.
- b. Report: Zoning Permits: Planner Mommaerts reported that new home permits are ahead of last year. November and December were slow for SF permits, we expect to be in the low 70s for new homes.

9) Next Meeting Date: January 24, 2017 at 6:00pm.

10) Adjourn: Motion (Lincoln/Fochs) to adjourn the meeting at 6:49pm

- a. Motion carried 5-0.

Prepared by: Mark Mommaerts, Planner

Dated: December 21, 2016