

PLAN COMMISSION
MEETING MINUTES – MARCH 21, 2017

- 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 Fochs, Jim Lincoln, Kevin Hietpas, Darlene Bartlein, Jerry Bartlein, Dennis Reed. One seat is vacant.

Staff Present: Planner Mark Mommaerts, AICP

- 4) Public Participation: None
- 5) Approve Minutes: Motion (Fochs/Reed) to approve the minutes of February 27, 2017. Motion carried 6-0.
- 6) Convene Meeting and Enter Public Hearing 6:02pm
 - a. Zoning Map Amendment – Al Lamers Realty, Inc. – Wilz Ct./S. Coop Rd.: Planner Mommaerts introduced the item stating that the rezoning was from AG to RS-1. The Comprehensive Plan identifies this area as future single family residential so the proposed rezoning is consistent.
 - i. Public Questions: Kathy Schuh, N8789 S. Coop Road expressed concern about the wetlands and drainage. Jim Schuh, N8789 S. Coop Road also expressed concerns about drainage. Dave Schmalz from McMahon Associates, representing Al Lamers, stated that the wetlands were delineated by an assured wetland delineator from NES. All sump pumps will be tied into a drainage pipe leading to the Wilz Court ditch. Commissioner D. Bartlein asked if sewer and water was available. Mr. Schmalz indicated that sewer and water is available along Wilz Court and S. Coop Road.
- 7) Close Public Hearing and Reconvene Regular Meeting 6:10pm
- 8) Items for Discussion and Possible Action
 - a. Zoning Map Amendment – Al Lamers Realty, Inc. – Wilz Ct./S. Coop Rd.: Motion (Fochs/Hietpas) to approve the Zoning Map Amendment from AG to RS-1. Motion carried 6-0.
 - b. Certified Survey Map – Al Lamers Realty, Inc. – Wilz Ct./S. Coop Rd.: Planner Mommaerts introduced the item stating that the applicant is proposing a 4-lot Certified Survey Map (CSM) for the property located at the curve intersection of Wilz Court and S. Coop Road, Tax ID 33622. The

property is approximately 8.7 acres and is currently used as farmland with the northern portion being woods. The applicant plans to split the property into four-lots for future single-family homes (rezoning to be reviewed separately). The lots are proposed to be 1.5-acres or larger. Lot 1 will be a flag lot with 33-feet of frontage along Wilz Court on the west side of the property. There are several wetland areas on the property but there will be sufficient buildable areas on each lot. Sewer and water is available along Wilz Court and S. Coop Road. Commissioner Fochs asked about the current drainage of the property. Dave Schmalz from McMahon Associates, representing Al Lamers, stated that the property sheet flows from northeast to southwest. Planner Mommaerts stated that staff would like to see a note added to the CSM indicating that there may be assessments for future roadway improvements. Kathy Schuh, N8789 S. Coop Road, asked about the wetlands along the north. Mr. Schmalz commented that the area north of the wetland delineation line is assumed to be wetlands.

Motion (Hietpas/ J Bartlein) to approve the CSM received March 17, 2017 with the condition that a note shall be added to the CSM that there will be future assessments for sidewalks and roadway urbanization. Motion carried 6-0.

- 9) Report: Zoning Permits: Planner Mommaerts reported that February had 4 single family permits for a year to date total of 7.
- 10) Next Meeting Date: April 18th at 5:30pm
- 11) Adjourn: Motion (J Bartlein/Fochs) to adjourn the meeting at 6:30pm
 - a. Motion carried 6-0.

Prepared by: Mark Mommaerts, Planner

Dated: March 22, 2017