

PLAN COMMISSION
MEETING MINUTES – June 20, 2017

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Dennis Reed, Jim Fochs, Kevin Hietpas, Jim Salm. Jerry Bartlein was excused. 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 May 23, 2017. Motion carried 5-0.
- 6) Items for Discussion and Possible Action
 - a. Request for waiver from exterior materials design standards – Meridian Investments, LLC – Friendship Drive: Planner Mommaerts introduced the item stating the applicant is proposing to build a new office and storage building for their business on Friendship Drive. They are proposing to use metal siding/paneling around the building except the lower would be masonry veneer along the front and portions of the sides. The zoning ordinance requires a certain percentage of stone/brick materials along the front facing a street and the lower 1/3 of all other sides. Metal siding or wall panels are prohibited except as accent materials or as approved by the Plan Commission. Zoning Ordinance - Section 117-87. – Office and Retail Commercial District (COR). (o) Design standards. Requirements for new buildings and structures, or additions, built after the effective date of this chapter. Special exceptions to this section shall be granted by the plan commission. (3) Materials. At least seventy-five (75%) percent of all exterior walls facing a public or private street and at least the lower one-third (1/3) of all other exterior walls shall be glass, brick, block, fieldstone, siding or other architectural masonry material. Roofs which exceed a pitch of more than three inches in 12 inches shall either be shingled or have an architectural metal roofing system. Metal siding or wall panels shall be prohibited, except as an accent material or as approved by the Plan Commission. The purpose of these requirements is to set a certain standard and value for buildings in Harrison. Old Chicago restaurant, across the street, utilizes an architectural cement board siding in conjunction with stone/brick. Mike Klarner, Fox Structures, representing the applicant, stated that 52% of the front has masonry or glass and that they explored using more materials to meet the code on the front and that the building did not look as nice. There was general discussion among the Plan

Commission and most seemed to like option #2 with the additional color change wainscoting along the back of the building and the masonry wainscoting along the front portion of the building. Motion (Hietpas/Fochs) to accept Option #2 as presented identified in the staff memo. Motion carried 5-0.

7) Items for Discussion

- a. Report: Zoning permits: Planner Mommaerts reported that May had 4 single family permits and the year to date total is 25, which is slightly less than this point in 2016. The estimated value of new construction is over \$6,000,000.

8) Next Meeting Date: July 18, 2017 at 6:00pm

9) Adjourn: Motion (Fochs/Lincoln) to adjourn the meeting at 6:24pm
Motion carried 5-0.

Prepared by: Mark Mommaerts, AICP, Planner

Dated: June 21, 2017