

PLAN COMMISSION  
MEETING MINUTES – October 24, 2017

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Fochs, Jim Lincoln, Kevin Hietpas, Jim Salm, Buddy Lisowe, and Dennis Reed. Jerry Bartlein was excused.

Staff Present: Planner Mark Mommaerts, AICP; Carie Krause, Deputy Clerk - Treasurer

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lisowe) to approve the minutes of September 19, 2017 Motion carried 6-0.
- 6) Items for Discussion and Possible Action

- a. Certified Survey Map – Village of Harrison – Peters Road: Planner Mommaerts introduced the item stating that the Village of Harrison leases a 10-acre site on the Appleton Coated landfill property for use as a compost site. Appleton Coated sold their assets as part of the receivership process. The sale/transfer included the landfill property along Hwy 10. As part of the process, Harrison was able to negotiate a deal to purchase the 10-acre site rather than leasing the property. The CSM creates the parcel where the compost site sits.

Motion (Lisowe/Fochs) to approve the Certified Survey Map on Peters Road. Motion carried 6-0

- b. Certified Survey Map – Village of Harrison – Dogwood Lane: Planner Mommaerts introduced the item stating that the Village of Harrison is proposing a 3-lot Certified Survey Map (CSM) in order to acquire a lot for a future park. The Village entered into an agreement with the developer to acquire the property on the north side of Dogwood Lane for a future park. Lots 2 & 3 on the south side of Dogwood Lane will be sold by the developer for future building sites. The CSM will dedicate Dogwood Lane to connect the two ends and create a through street. The CSM will also create a new north/south roadway as an access point as lands to the north develop.

Motion (Hietpas/Lisowe) to approve the Certified Survey Map on Dogwood Lane. Motion carried 6-0.

7) Items for Discussion

- a. Preliminary Plat – Cobble Creek II: Planner Mommaerts introduced the item stating that the developer is proposing a 36-lot subdivision called Cobble Creek II. The subdivision is located south of County KK east of Bies Road. The subdivision will have lot sizes over 1-acre. Street connections to Creekview Road, Dallas Drive, and County KK are proposed. Dallas Drive is proposed to extend south of the creek to Schmidt Road in the future.

Stormwater management is proposed in two locations. Outlot 8 is proposed to accept stormwater runoff from the commercial lots (Lots 15 & 21). Outlot 7 is the other pond location. The subdivision will be serviced is private septic and wells. Soil borings have been completed. A 10-foot trail is proposed along one side of Dallas Drive. All other streets will have a 5-foot sidewalk on both sides.

Staff is still reviewing the plat and plan set. Members of the Village Board have commented that a more complete plat and plan set should be completed before being discussed by the Board. The Plan Commission is asked to please provide any comments or issues at the meeting in order for the developer to make changes to the plat and plans for anticipated approval at the November meeting.

Lee Reibold, McMahan Associates stated that the trail along Dallas Drive through Cobble Creek 1 will extend to the new baseball complex and that the subdivision will be constructed in phases, north of the creek will be the 1st phase, south of the creek will be the 2nd phase. Planner Mommaerts asked if there were plans for community wells or shared septic's to which Mr. Reibold answered there will be at least 2 properties per well but that he hadn't heard anything on shared septic's. Planner Mommaerts stated that there are notations for the soil on the plat and asked if every lot has been tested? Commissioner Fochs asked how does the subdivision perc? Mr. Reibold stated that he is not sure, the information is supposedly all done, it just hasn't been shared yet. Commissioner Lisowe asked if there was any concern with lots 35 & 37 with the wetlands going through it. Mr. Reibold commented that it is down on the hillside and would be retained as natural. Planner

Mommaerts stated that this will probably be on the agenda again next month to keep it moving forward.

- b. Report: Zoning Permits: Planner Mommaerts stated that single family permits are down compared to last year. Year to date is about 10-15 homes behind last year, although within the past week there were about 5-6 new home permits issued on Zach St. Work continues to be done on the Kimberly Heights Subdivision and in the past month there have been a couple of commercial additions including Darboy Corner Store and Belgioioso Cheese.
- 8) Next Meeting Date: November 21, 2017 at 6:00pm
  - 9) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:28pm  
Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: October 27, 2017