

PLAN COMMISSION

MEETING MINUTES – FEBRUARY 17, 2015

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman D. Bartlein at 6:01 p.m.
- 2) Pledge of Allegiance: The pledge was recited.
- 3) Roll Call: Members present were: Dennis Reed, Don Kasten, Darlene Bartlein, Joe Sprangers, and Jim Fochs. Kevin Hietpas and Jerry Bartlein were excused.
Staff present: Planner Mark Mommaerts, AICP
- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Kasten) to approve the minutes of January 15, 2015. Motion carried unanimously.
- 6) Convene Meeting and Enter Public Hearing: 6:03pm.
 - a. Comprehensive Outdoor Recreation Plan: Planner Mommaerts gave a brief overview of the plan update process and the purpose of the plan. Wally Kussmann, N9214 Hedgerow Drive, spoke in favor of including language in the plan that the Village plan and obtain ROW for a trail on the east side of County N from County KK to Hwy 114 as it will make a connection from the CE Trail through Buchanan to the Friendship Trail. Ryan Lisowe, N9016 Papermaker Pass, asked how a trail can adequately provide safety on a 4-lane roadway such as Manitowoc Road is planned to be. He also questioned why trail and sidewalks are listed in the “long-range” section on page 7-3. Larry Schmitz, N8387 Royce Ct, asked if parks will be used? He has concerns about the demographic distribution groupings in the tables of the plan. He has no problem with land acquisition for parks since it can be sold at a later date. He stated that more money should be spent on street lights and arterial roadway safety than parks. He also commented that there does not appear to be a movement for more parks by the residents. Mr. Lisowe stated that he would like to see a park near the Papermaker Ridge subdivision area.
- 7) Close Public Hearing and Reconvene Regular Meeting: 6:37pm.
- 8) Items for Discussion and Possible Action:
 - a. Preliminary Plat – Parker Farms Subdivision – County N: Planner Mommaerts introduced the item and provide a brief background on the Preliminary Plat. There was general discussion on the grading of Lots 43 & 44 and how it would affect existing lots to the east. There was general discussion on the area north of Jochmann Drive, the developer’s engineer suggested that another lot was going to be added and that the cul-de-sac bulb was going to be flipped to the north. The Plan Commission was comfortable with this change. There was also general discussion about the proposed ROW of Mase Court to County N. Planner Mommaerts explained that Calumet County was objecting to this connection and that it might have to be amended or removed. The Plan

Commission was comfortable with the change to this potential future intersection. Motion (Sprangers/Fochs) to conditionally approve the Preliminary Plat with the following conditions:

1. All comments from the Village engineer shall be included in the Plan Commission discussion and decision.
2. Discussions with the Department of Natural Resources should occur regarding wetlands within the subdivision.
3. The navigable stream building setback lines for both streams (current/proposed alignments) shall be indicated on the final plat. Wetland setbacks shall also be indicated on the final plat.
4. A note shall be added to the plat indicating access control to County N.
5. A note shall be added to the final plat indicating that the Village of Harrison may extend Mase Court to County N in the future.
6. Portions of parcels 33386 & 33392 (VanHandel property) shall be rezoned to RS-1 prior to final platting of Phase 2.
7. Any floodplains on the property shall be indicated on the preliminary and final plat.
8. Location of all sidewalk curb ramps shall be approved by Harrison staff.
9. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
10. Final utility and street plans shall be reviewed and approved by the Village Engineer and Village staff prior to approval of the Final Plat and prior to utility and street construction.
11. Benchmarks shall be established on all hydrant tag bolts.
12. All environmental corridors shall be clearly identified and setback lines to be indicated.
13. Temporary turn-around to be provided on dead-end streets longer than 150-feet.
14. Details on landscaping and grading easement shall be provided, will this area include a berm and trees?
15. Grading/Drainage Plan shall identify elevations of ground at the foundation, not elevations of the garage floor.
16. All sewer & water mains shall be located within an easement or within road right-of-way. Lot 26 currently has sanitary sewer being placed outside of an easement.
17. All current land owners shall agree to the design of the preliminary plat by writing, either through an agreement or letter, prior to a final plat being approved
18. The Stormwater Management Plan shall also be approved by Garner's Creek Stormwater Utility for the portion of the subdivision that will be utilizing the Van's Road Pond.
19. Add a 15-foot drainage/grading easement along the east side of Lots 43 & 44 with a note that the downspouts are to be directed towards the front and rear of the lot.

Motion carried unanimously.

- b. Certified Survey Map – Parker Farms Subdivision – County N: Planner Mommaerts explained that the CSM was intended to divide the property into lots that correspond to the phasing of the Parker Farms subdivision. It is intended that the developer will

purchase lands as the subdivision phases progress. Motion (Fochs/Kasten) to approve the Certified Survey Map. Motion carried unanimously.

- c. Comprehensive Outdoor Recreation Plan: There was general discussion on the plan prepared by East Central Regional Planning Commission. There was discussion on the trail along County N as stated during the public hearing. The Commission felt that the trail along County N should be identified as a priority in the Plan. Motion (Sprangers/Kasten) to recommend approval of the Comprehensive Outdoor Recreation Plan to the Town Board and Village Board. Motion carried unanimously.

9) Items for Discussion

- a. Report: Zoning Permits: Planner Mommaerts stated that there were few zoning permits issue for January 2015.

10) Set Next Meeting Date: March 24, 2015 at 6:00 p.m.

11) Adjourn: Motion (Kasten/Fochs) to adjourn the meeting at 7:37p.m. Motion carried unanimously.

Prepared by: Mark Mommaerts, Planner

Dated: February 19, 2015