

PLAN COMMISSION

MEETING MINUTES – MARCH 24, 2015

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman D. Bartlein at 6:00 p.m.
- 2) Pledge of Allegiance: The pledge was recited.
- 3) Roll Call: Members present were: Dennis Reed, Jerry Bartlein, Darlene Bartlein, Joe Sprangers, and Jim Fochs. Kevin Hietpas and Don Kasten were excused.
Staff present: Planner Mark Mommaerts, AICP
- 4) Public Participation: Ray Smith, N9536 Highline Road, spoke about the stockpile on the triangle property. He has concerns about this being a work site and erosion control issues.
- 5) Approve Minutes: Motion (Fochs/J. Bartlein) to approve the minutes of February 17, 2015. Motion carried unanimously.
- 6) Convene Meeting and Enter Public Hearing: 6:08pm.
 - a. Zoning Map Amendment – Highline Development (Little Chicago) – N9650 Friendship Road
 - b. Official Map Amendment – Highline Development (Little Chicago) – N9650 Friendship Road: Planner Mommaerts gave a brief overview of both the rezoning and the official map amendment. The rezoning is for approximately 0.5-acres of land on the east and north of Little Chicago so that the restaurant can add onto the parking lot. Planner Mommaerts stated that the rezoning is consistent with the Comprehensive Plan. The official map amendment is to adjust the future road location around the area that is being rezoned and added to the Little Chicago lot. Kathy Schoder, N9675 Hwy 55, asked how far the rezoning will come to her house. Planner Mommaerts stated that the property is roughly 40-feet wide.
- 7) Close Public Hearing and Reconvene Regular Meeting: 6:12pm.
- 8) Items for Discussion and Possible Action:
 - a. Zoning Map Amendment – Highline Development (Little Chicago) – N9650 Friendship Road: Motion (Fochs/J. Bartlein) to approve the rezoning. Motion carried unanimously.
 - b. Official Map Amendment – Highline Development (Little Chicago) – N9650 Friendship Road: Motion (Sprangers/Fochs) to approve the official map amendment. Motion carried unanimously.
 - c. Certified Survey Map – Bodway – W6748 Hwy 10/114: Planner Mommaerts introduced the item. James Bodway stated that Lot 3 will remain in the family ownership. There was general discussion access to Lot 1 and 3. Lot 1 will be accessed from the east since it will be under the same ownership of James Bodway. Lot 3 and Lot 2 share an access easement over an existing driveway. The Plan Commission wanted to see an agreement for future use and maintenance of the easement. Motion (Sprangers/Fochs)

to approve the CSM with the condition that an access easement agreement shall be prepared, recorded and submitted to the Planner. Motion carried unanimously.

9) Items for Discussion

- a. Comprehensive Plan Update: Planner Mommaerts stated that the Village Board is sending out an RFP for a master plan development to better study land uses in Harrison. Mommaerts also stated that the Comprehensive Plan update will be put on hold until after this study is completed in order to avoid multiple changes. There is a possibility that the Comprehensive Plan update could be part of the RFP.
- b. Report: Zoning Permits: Planner Mommaerts stated that there were fewer zoning permits issue this year compared to last year.

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

11) Adjourn: Motion (J. Bartlein/Fochs) to adjourn the meeting at 6:33 p.m. Motion carried unanimously.

Prepared by: Mark Mommaerts, Planner

Dated: March 26, 2015