

PLAN COMMISSION

MEETING MINUTES – May 19, 2015

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00 p.m.
- 2) Pledge of Allegiance: The pledge was recited.
- 3) Roll Call: Members present were: Don Kasten, Karmen Jones, Jim Salm, Kevin Hietpas, Jim Lincoln, and Jim Fochs. Dennis Reed was excused. Planner Mommaerts welcomed Karmen Jones who will be representing the Town Board and citizen member Jim Lincoln who was appointed to fill the remaining term of Joe Sprangers.

Staff present: Planner Mark Mommaerts, AICP

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Kasten) to approve the minutes of April 21, 2015. Motion carried unanimously.
- 6) Items for Discussion and Possible Action:
 - a. Certified Survey Map – Brantmeier – N7686 Hwy 114 : Planner Mommaerts provided general background information and stated that the CSM was to add approximately 40-feet to an existing parcel from an adjacent parcel. The owner was present but did not speak. Motion (Hietpas/Fochs) to approve the Certified Survey Map. Motion carried unanimously.
 - b. Condominium Plat – Harrison Business Park Condominium 2 – Amy Avenue: : Planner Mommaerts provided general background information and stated that the developer has agreed to only 1 driveway between Phase 1 & Phase 2. The developer also agreed that the north, east, and west walls will match that of the buildings in Phase 1. The developer was present but did not speak. Motion (Jones/Kasten) to approve the condominium plat for Harrison Business Park Condominium 2 with the following conditions:
 - 1) Only 2 new driveways will be permitted along Amy Avenue, between Buildings A/B and Buildings B/C.
 - 2) Storm drains shall connect to storm sewer laterals, if provided.Motion carried unanimously.
 - c. Certified Survey Map – Eleonora Heolzel Trust – Manitowoc Road, W of County N: Planner Mommaerts provided general background information and stated that the property owners are under a court order to split the property into 3-lots. The attorney for the Trust stated that the changes to the CSM should meet staff and Plan Commission requirements and that Tom Hoelzel will be deeded Outlot 1 and Dennis Hoelzel will be deeded or has options for Lots 1 & 2. They are trying to dissolve the Trust and the Court approved this division. Dave Schmalz, McMahan Associates, stated that a CSM is not required for Court Order divisions so he was happy that the Trust is working with Harrison on the CSM. Planner Mommaerts also stated that the revised CSM meets all

the conditions that the Plan Commission discussed at the last meeting. Motion (Hietpas/Foch) to approve the revised Certified Survey Map. Motion carried unanimously.

7) Items for Discussion

a. Report: Zoning Permits: Planner Mommaerts stated that single-family permits are lower than they were at this time last year. Planner Mommaerts also provided handout from the *Centennial Centre at Hobart* presentation.

8) Set Next Meeting Date: June 23, 2015 at 6:00 p.m.

9) Adjourn: Motion (Fochs/Lincoln) to adjourn the meeting at 6:20p.m. Motion carried unanimously.

Prepared by: Mark Mommaerts, Planner

Dated: May 20, 2015