

PLAN COMMISSION

MEETING MINUTES – AUGUST 18, 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: Dennis Reed, Don Kasten, Jim Salm, Kevin Hietpas, Jim Lincoln, and Jim Fochs. Karmen Jones was excused.
Staff present: Planner Mark Mommaerts, AICP
- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Kasten/Reed) to approve the minutes of July 21, 2015. Motion carried unanimously.
- 6) Convene Meeting and Enter Public Hearing: 6:03pm.
 - a. Conditional Use Permit – Gene Frederickson Trucking & Excavating, Inc. – Hwy 55 & Friendship Road: Planner Mommaerts gave a brief overview of conditional use permit (CUP) request for a resource extraction site. Gene Frederickson, 4450 Fieldcrest Drive, spoke in favor of the CUP and stated that there was 1 small stockpile on the west end and a larger stockpile on the eastern end of the site. He stated that in 2016 they intend to open up the site again to receive fill material to bring the site up to development grade. He was hopeful that there were some pond projects to receive fill from. He stated that dust should not be a problem because they will not be shredding the topsoil anymore and that most of the site is vegetated. Tom Schroeder, N9675 Hwy 55, spoke in opposition to the CUP stating that he has concerns about dust and noise since he lives directly east of the site. Cathy Schroeder, N9675 Hwy 55, spoke in opposition to the CUP questioning why this site was chosen and not another site. Mr. Frederickson stated that this site is getting prepared for development grades and the stockpiles are located where they are because they are on the high points of the site. Commissioner Fochs asked how long it will take to fill the site. Mr. Frederickson stated that the site needs about 50,000 cu yds of fill which they are trying to get from other projects.
- 7) Close Public Hearing and Reconvene Regular Meeting: 6:13pm.
- 8) Items for Discussion and Possible Action:
 - a. Conditional Use Permit – Gene Frederickson Trucking & Excavating, Inc. – Hwy 55 & Friendship Road: Commissioner Fochs asked the applicant how dust was controlled in the past. Mr. Frederickson stated that the company power washed the homes and provided other compensation. Motion (Fochs/Hietpas) to approve the conditional use permit for resources extraction with the following conditions:
 1. Resource extraction activities may only occur on properties north and west of Hwy 55 which are zoned General Agricultural [AG]. No operations may occur on the

- property south and east of Hwy 55 unless it is for a development project to be constructed on the property.
2. Resource extraction activities are limited to topsoil removal, clean fill stockpiling and removal, and stormwater management, all other activities are prohibited. The Plan Commission may approval additional activities upon request if such activities are deemed appropriate by the Plan Commission.
 3. Hours of operation to be Monday through Friday 7:00am to 5:00pm, as stated in the application.
 4. Outside storage of materials, equipment, and vehicles shall be limited to topsoil, clean fill stockpiles and vehicles and equipment necessary to carry out operations on the site.
 5. All vehicles entering and exiting the site shall utilize the tracking pad on County KK.
 6. Disturbed areas are to be seeded within ten (10) days, as stated in the application.
 7. An erosion control plan shall be submitted and approved in accordance with all Village ordinances.
 8. The Conditional Use Permit shall be valid for eight (8) years, after which time the site shall be restored to grades appropriate to develop the site. The Plan Commission may approve extensions upon request of the applicant if the applicant complies with the requirements of the Conditional Use Permit.

Motional carried unanimously.

9) Items for Discussion

- a. Report: Zoning Permits: Planner Mommaerts stated that there were more single family zoning permits issued in July 2015 than July 2014, however the total number of permits to date is less than in 2014.

10) Set Next Meeting Date: September 22, 2015 at 6:00 p.m.

11) Adjourn: Motion (Fochs/Hietpas) to adjourn the meeting at 6:21p.m. Motion carried unanimously.

Prepared by: Mark Mommaerts, Planner

Dated: August 19, 2015