

PLAN COMMISSION

MEETING MINUTES – NOVEMBER 17, 2015

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00p.m.
- 2) Pledge of Allegiance: The pledge was recited.
- 3) Roll Call: Members present were: Dennis Reed, Karmen Jones, Don Kasten, Jim Salm, Kevin Hietpas, and Jim Fochs. Jim Lincoln was excused.

Staff present: Planner Mark Mommaerts, AICP; Deputy Clerk-Treasurer Carie Krause
- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Reed) to approve the minutes of October 20, 2015. Motion carried 6-0.
- 6) Convene Meeting and Enter Public Hearing: Regular meeting was convened and public hearing started at 6:03p.m.
 - a. Zoning Map Amendment – Parker Farms 2 – Dercks DeWitt, LLC: Planner Mommaerts introduced the item and stated that the proposed rezoning from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1] was consistent with the Harrison Comprehensive Plan. No one spoke in favor or against.
- 7) Close Public Hearing and Reconvene Regular Meeting: Public hearing was closed and regular meeting reconvened at 6:04p.m.
- 8) Items for Discussion and Possible Action:
 - a. Zoning Map Amendment – Parker Farms 2 – Dercks DeWitt, LLC: Motion (Jones/Fochs) to approve the rezoning request from AG to RS-1. Motion carried unanimously.
 - b. Final Plat – Parker Farms 2 – Dercks DeWitt, LLC: Planner Mommaerts introduced the item. The final plat for phase 2 of Parker Farms is for 28-lots and includes a new roadway connecting Jochmann Drive, Hoelzel Way and Parker Way. There are a couple of wetlands on the property and the developer was asked to explain how these wetlands will be addressed. John Dave, Davel Engineering, representing the developer, explained that the developer is working with the WI Dept. of Natural Resources to try to mitigate these wetlands so as to make these areas buildable. A meeting is set for November 23rd to discuss the wetlands. Mr. Davel explained that the developer has a General Permit already in order to construct the roadway through the wetland. Mr. Davel stated that if the wetlands are mitigated, then they will remove the wetlands from the final plat and keep the current final plat layout; if the wetlands remain then they will revert the final plat to the preliminary plat layout. Commissioner Fochs stated that he has concerns about approving the final plat without knowing the final outcome of the wetlands. Motion (Fochs/Hietpas) to postpone action on the final plat until the wetland issues can be resolved. Motion carried unanimously.
 - c. Certified Survey Map – N8636 Firelane 9 – Bill Knope: Planner Mommaerts introduced the item and stated that the CSM combined 3-lots into 2-lots. The existing structures will be on one lot and the other lot will be a vacant lot. There were no comments from the

public. Motion (Fochs/Kasten) to approve the Certified Survey Map with the following condition:

- a. The Certified Survey Map shall clearly indicate that the 33-feet of Right-of-Way for Firelane 9 is dedicated to the public for roadway purposes.

Motion carried unanimously.

9) Items for Discussion

- a. Possible Zoning Change – N8813 County N – Randy Moore: Planner Mommaerts introduced the item and explained that the applicant was seeking to adjust some lot lines and expand the commercial zoning on his property. This would require a Comprehensive Plan amendment and rezoning. There is property adjacent to this that is already zoned Neighborhood Commercial [CN] and a portion of the applicant's property is zoned CN. In the future, the applicant could seek a conditional use permit to expand commercial opportunities on the land or the applicant could expand the commercial opportunities based on previously submitted plans while under Calumet County zoning jurisdiction. The Plan Commission stated that they would be willing to support the adjustment of lot lines between parcels 39438 & 39442 and amend the Future Land Use map and Zoning Map to expand the commercial zoning on the property 39444 & 39438. Parcel 39442 would remain residential.
- b. Report: Zoning Permits: Planner Mommaerts stated that there were 7 single family zoning permits issued in October 2015. There were 51 single family permits issued this year, 7 fewer than this time last year.

10) Set Next Meeting Date: December 15, 2015 at 6:00 p.m.

11) Adjourn: Motion (Fochs/Jones) to adjourn the meeting at 6:56p.m. Motion carried unanimously.

Prepared by: Mark Mommaerts, Planner

Dated: November 18, 2015