

PLAN COMMISSION

MEETING MINUTES - February 23, 2016

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 5:30pm
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Dennis Reed, Jim Salm, Kevin Hietpas, Jim Lincoln, Karmen Jones and Jim Fochs. One vacant spot.

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 January 19, 2016. Motion Carried 6-0.
- 6) Items for Discussion and Possible Action
 - a. Parker Farms 2 – Dercks DeWitt, LLC – County N: Planner Mommaerts introduced the item and stated that the developer, Dercks DeWitt LLC has submitted the final plat for phase 2 of the Parker Farms subdivision called Parker Farms 2. This is a 28-lot subdivision proposed on the west side of the original subdivision. This plan will have a roadway, Emily Lane, connecting Jochmann Drive on the north to Hoelzel Way on the south. The existing roadway of Parker Way will continue and intersect with Emily Lane. There are several wetlands on this plat. There is a concern that if the wetlands remain it will be difficult to place a home on Lot 60. Planner Mommaerts referenced emails from Robert Rosenberger; DNR regarding permit issuance for wetland filling. Scott DeWitt spoke of working with the DNR to create buildable options for lots 54 & 55, lots 57 & 58 and 61. Mr. DeWitt stated that Lot 60 is currently unbuildable and could possibly be sold to neighboring properties. Commissioner Fochs asked what if the neighbors won't purchase lot 60. Mr. DeWitt stated that the property would then belong to Dercks DeWitt LLC. Motion (Lincoln/Fochs) to approve the Parker Farms 2 final plat with the following conditions: 5 conditions from Staff Recommendations are met and conditions from Robert Rosenberger; DNR email dated February 17th are met.
Motion carried unanimously.

- 7) Items for Discussion
 - a. Harrisville Place – Phase II alternative design: Planner Mommaerts introduced the item and stated Harrisville Place, located along Woodland Road between Willow Land and Blackoak Street planned to plat the subdivision in two phases. Phase 1 was platted in 2014, has 15 lots and 1 outlot for a stormwater pond. The northern portion of the property was to be platted in phase 2. Phase 2 was intended to have an east/west road to connect the two segments of Dogwood Lane in the adjacent subdivision. Phase 2 was also intended to have a north/south road to have a future connection to the property to the north. As originally designed, Phase 2 would include 4 lots. The Developer is seeking an alternative layout for Phase 2 including an extension of Dogwood Lane from the west into this area with the road then curving north into the adjacent property. The connection of both segments of Dogwood Lane would not occur.

As proposed, Phase 2 would include 5 lots. Staff would like to see the connection of Dogwood Lane remain. It was clearly intended when the existing subdivisions were built to ultimately connect the two streets. Developer Al Lamers stated two reasons the original plan won't work. 1) Economical – the extensive amount of wetland has reduced the number of lots from 5 to 4. 2) Stormwater – Stormwater issue on the northeast 2.6 acres created in the last 10 years. Commissioner Fochs stated concern that if the road doesn't go through, bikers, walkers & drivers wouldn't have connecting access. Commissioner Lincoln agreed with staff on keeping the Dogwood Lane connection. Commissioner Jones likes the original plan for connectivity. Commissioner Hietpas agreed that connecting would be a benefit. Mr. Lamers asked for a straw vote to see if he should start spending money on development. Planner Mommaerts asked for a show of hands from the Commission on having the connection from Dogwood to Dogwood remain the same. All were in favor.

- b. Presentation by Midwest Properties for area along Hwy 55 and Friendship Road: Midwest Properties, a development group presented a concept plan for property that they own along Hwy 55 near County KK and Friendship Road. Midwest Properties, Paul Gauthier stated the property was purchased in 2004 and we now know that the area will be serviced by Darboy Sanitary and remain in Harrison. Mr. Gauthier recently met with the Planner Mommaerts and Administrator Parish on January 25th 2016. Several projects are in the works, one rather large one on the east side of 55 and several small ones on the "triangle piece". Mr. Gauthier is hopeful to get things rolling. Planner Mommaerts stated that he asked Mr. Gauthier to come and refresh the commission on this project since it is new to most commission members. Commissioner Fochs asked if there had been a traffic study in this area. Mr. Gauthier stated the DOT has looked at it many times over the past 12 years and has given their blessing. Commissioner Hietpas stated that we are looking forward to working with Midwest Properties.
- c. Planner's Report: Zoning Permits: Planner Mommaerts stated that there was one single family permit this month and February is looking much stronger.

8) Next Meeting Date: March 22, 2016 at 7:00pm (Public Open House for Comprehensive Plan Update and Community Center Plan is March 22nd from 5:30-7:00pm)

9) Adjourn: Motion (Jones/Fochs) to adjourn the meeting at 6:25p.m. Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk – Treasurer

Dated: February 24, 2016