

PLAN COMMISSION
MEETING MINUTES – MAY 24, 2016

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chair Darlene Bartlein at 7:01pm
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Fochs, Kevin Hietpas, Karmen Jones, Dennis Reed, Darlene Bartlein. Jim Lincoln was excused. One vacant spot.
Staff Present: Planner Mark Mommaerts, AICP; Deputy Clerk-Treasurer Carie Krause
- 4) Public Participation: None
- 5) Approve Minutes: Motion (Fochs/Jones) to approve the minutes of April 19, 2016. Motion carried 5-0.
- 6) Convene Meeting and Enter Public Hearing
 - a. Conditional Use Permit – Troy & Molly Mueller – Pigeon Road: Molly Mueller of N8331 State Park Rd spoke regarding the request for a conditional use permit. She stated that the small detached structure would be used to house equipment (skid steer, larger tools, compressors, trailers) and other items used in their remodel business. She also stated that their current office space is in their home and they plan to include an office space in the new building. Don Mielke of N8127 State Park, owner of property in discussion, would like to recommend the Commission allow the permit and that the Muellers be allowed to do what they want to do. Dave Dhan of N8102 Pigeon Rd requested that the permit list a size limit so the Mueller's stick to the size they stated and so it doesn't turn into a mini warehouse or 2 acre building. Planner Mommaerts stated that there is a limit of 10% of the land area. Kevin Deno of N8290 Pigeon Rd owns the property directly to the north of this property and asked if that parcel of land would be rezoned from AG to something else. Planner Mommaerts answered no.
 - b. Zoning text amendments: The amendments were discussed at the last meeting. There is a slight change to the boathouse section due to a bill that was signed into law several weeks ago.
- 7) Close Public Hearing and Reconvene Regular Meeting
- 8) Items for Discussion and Possible Action
 - a. Conditional Use Permit – Troy & Molly Mueller – Pigeon Rd: Planner Mommaerts introduced the item and stated that the applicants are requesting a Conditional Use Permit (CUP) in order to operate a contractor business on the property located on the east side of Pigeon Rd north of the railroad tracks (parcel ID 40180). The applicant is proposing to purchase approximately 9-acres of the parcel in order to construct a home, riding arena, and shop for their construction business. The shop building is proposed to be 30' x 45' with 15' walls. It would contain an office and restroom for the owners and 4 employees. The other portion of the building would contain storage for equipment, tools, and materials for the construction business. The applicant is proposing some outdoor storage for a dumpster, job trailer, and flatbed trailer. Access to the property

would be from Pigeon Road. Access to the remnant parcel, approximately 4-acres on the east end, is unknown at this time. There could be an easement through the 9-acre parcel the applicant is looking to purchase, or there could be a flag lot created. Motion (Jones /Fochs) to approve the Conditional Use Permit with Staff Recommendations. Motion carried unanimously.

- b. Zoning Text Amendments: Planner Mommaerts introduced the item and stated that the Staff is proposing several text amendments to the zoning ordinance to address changes to state statutes and other issues that come up during the administration of the code. The draft amendments are the same as what was discussed at the April meeting. There is a slight modification to the boathouse section due to a bill that was signed into law several weeks ago. Motion (Hietpas/Jones) to approve the Zoning Text Amendments with Staff recommendations. Motion carried unanimously.

9) Items for Discussion

- a. Update on Comprehensive Plan Update & Village Center Plan: Planner Mommaerts stated that prior to this meeting there was an Open House for the Comprehensive Plan & Village Center with minimal turnout, about 10-12 people. Only 200 surveys were completed online out of about 11,000 residents. Commissioner Fochs asked if it would make sense to do something at Chickenfest? Planner Mommaerts stated that idea was brought up at the Open House but due to the chaotic nature of Chickenfest and the fact that you're not always getting just Harrison residents it may not be worthwhile. Commissioner Hietpas stated that Planner Mommaerts did a great job and it's too bad more people didn't attend. He also suggested putting posters at Chickenfest to direct residents to the website. Planner Mommaerts stated that there will be another Open House sometime this fall, the Consultant will take all of the input from the surveys and put together 3 options. Those will be presented at the following meeting and from there one plan recommendation will be created.
- b. Planner's Report: Zoning Permits: Planner Mommaerts stated that the single family home permits were above normal. Through the end of April there were 19 with 6 or 7 issued in May. This is a handful above were we were last year at this time.

10) Next Meeting Date: June 21st at 6pm

- a. The Town is looking to appoint a vacant seat. Hopefully by June we will have 7 members.

11) Adjourn: Motion (Jones/Fochs) to adjourn the meeting at 7:37pm. Motion carried 5-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer
Dated: June 3, 2016