

PLAN COMMISSION
MEETING MINUTES – JUNE 21 2016

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chair Darlene Bartlein at 6:02pm
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Fochs, Kevin Hietpas, Jim Lincoln, Jerry Bartlein, Dennis Reed, Darlene Bartlein. Karmen Jones was excused.

Staff Present: Planner Mark Mommaerts, AICP; Deputy Clerk-Treasurer Carie Krause

- 4) Public Participation: None
- 5) Approve Minutes: Motion (Fochs/Hietpas) to approve the minutes of May 24, 2016. Motion carried 5-0. Lincoln abstained due to excused absence.
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Don Mielke – N8127 State Park Road: Planner Mommaerts introduced the item and stated that the property owner at N8127 State Park Road is proposing a 1-lot Certified Survey Map (CSM) in order to split an existing house from the agricultural buildings and land. The property is currently zoned General Agriculture [AG] which allows single-family residences as a permitted use. The proposed lot is 1-acre which meets the zoning requirement. The property currently has two driveways onto State Park Road. Planner Mommaerts spoke with the surveyor on June 21st who clarified that the northern driveway would be used for agriculture and the southern driveway would be used for the home. Staff recommends approval of the CSM. Motion (Hietpas/Fochs) to approve the CSM with Staff recommendations. Motion carried unanimously.
 - b. Certified Survey Map – Don Mielke – Pigeon Road: Planner Mommaerts introduced the item and stated that the property owner is proposing a 1-lot Certified Survey Map (CSM) in order to create a parcel to sell to a third party. This is the property that was discussed in May for the Conditional Use Permit (CUP). The property is currently zoned General Agriculture [AG] which allows single-family residences and agricultural buildings as permitted uses and trade/contractor buildings as conditional uses. The proposed lot is 9-acres, including the right-of-way for Pigeon Road. Access to the property would be from Pigeon Road. Access to the remnant parcel, approximately 4-acres on the east end, is through a 33-foot strip of land south of Lot 1, between Lot 1 and the Railroad tracks. Staff recommends approval of the CSM with the following conditions: The right-of-way for Pigeon Road be dedicated to the public. Motion (Fochs/Lincoln) to approve CSM with Staff recommendations. Motion carried unanimously.

7) Items for Discussion

- a. Lot Split – Nicole Smith – Schmidt Road East of State Park Road: Planner Mommaerts introduced the item and stated that the applicant is proposing to purchase approximately 9 of the existing 18 acres on the south side of Schmidt Road, between State Park Road and Hwy 55, Tax ID 39196. The applicant wishes to build 2 homes on the property with a shared driveway. The property is currently zoned General Agricultural [AG]. There is an officially mapped road on the western portion of the property. This roadway runs through the middle of the property adjacent to the subject property so a relocation of the officially mapped road could be an option. The property is within the Darboy Sanitary District sewer service area; however, sewer service is currently not available. Staff has concerns about approving lot splits in areas that will receive sewer & water in the future due to the increased costs for serving larger lots in the future. Additionally, when sewer & water become available, the property can be developed at a higher density. The applicant is seeking comments from the Plan Commission prior to committing to a surveyor to split the property. Commissioner Fochs asked what the projected dates on road development in this area would be. Planner Mommaerts responded that these are mostly Developer driven. Typically subdivisions work their way out one section at a time. Commissioner Lincoln stated that it appears the road splits the parcel in half. Planner Mommaerts stated that yes it does, it appears that the woods most likely have some sort of wetlands in them and getting a road through them could be difficult so it is possible that the roadway wouldn't follow the officially mapped line. Commissioner Lincoln asked for more detail on the Darboy Sanitary service area, Planner Mommaerts stated that the owners would need to put in a well and septic but when sewer and water are brought out to them they would need to take it. Commissioner Fochs wanted to make sure that they applicants understood they would be responsible for x amount per foot. Applicant Brandon Smith spoke regarding their plan to build in the next year or two and what a tax benefit it would be for the Village. Smith asked if there would be an assessment on the road cost to which Planner Mommaerts stated that that is unknown, the village may pick up the cost like they did with Sonny drive. Smith also questioned the linear cost for sanitary. Planner Mommaerts gave a rough estimate of \$40/ft for sanitary and \$35/ft for water. Smith then asked if the Darboy Sanitary hookup would be optional to which Chair Bartlein stated no, she believes you would have to pick it up within a year. Planner Mommaerts stated he will work with the applicants on the ordinance amendment to adjust the roadway.
 - b. Update on Comprehensive Plan Update & Village Center Plan: Planner Mommaerts stated that the Consultant (Project Manager) from Vierbicher has resigned from the company and they are working on a replacement for him.
 - c. Report: Zoning Permits: Planner Mommaerts stated that the single family home permits were ahead of last year. The Developer for Parker Farms and Parker Farms 2 sent an email to Planner Mommaerts with interest to start Parker Farms 3.
- 8) Next Meeting Date: July 19th at 6pm.
- 9) Adjourn: Motion (Bartlein/Reed) to adjourn the meeting at 6:45pm. Motion carried 6-0.