

PLAN COMMISSION
MEETING MINUTES – JULY 19 2016

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

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 June 21, 2016. Motion carried 6-0.
- 6) Items for Discussion and Possible Action: None
- 7) Items for Discussion:
 - a. Concept Plan for New Subdivision – Schmidt Road: Planner Mommaerts introduced the item and stated that the Developer submitted a concept plan for a new subdivision located along Schmidt Road, between County N and State Park Road. The subdivision would be platted in phases over several years. The initial phase is intended to start along Count N and would include Lots 1-68. The Plan Commission is asked to provide input and feedback on the proposed concept plan for a future subdivision. The following are items to consider when reviewing the concept plan: Landscape berm along County N & Schmidt Rd, Future street connections & multiple access points into the subdivision, Stormwater facility locations, Park site, and Trail/sidewalk connections. Commissioner Fochs stated that he liked some of the items indicated in the packet but that he wasn't seeing anything for water retention. Planner Mommaerts stated that there is a regional pond to the north (Van's Pond) that will handle the sediment removal. Another concern by Commissioner Fochs was the road coming on the west side. He has concerns with how children are going to get across Hwy N to get to school. He suggested taking into consideration an island/blinking lights or other ideas. Commissioner Fochs commented that he likes the road layout, the lot layout, and the way it ties into the subdivision to the north but is concerned about the water collection. Planner Mommaerts voiced concerns about Phase 1 having the only access point coming off of N. He suggested that some roads extend to Schmidt Rd. He also stated that there is a Village ordinance about cul-de-sacs and that the Developer should try to eliminate as many as possible. Planner Mommaerts stated that staff had talked about a potential for an area park site (maybe 3-4 acres or so) as well as pedestrian trails. He also stated that he met with the Engineer who commented that the radial near lots 35 and 202 appears to be too small and asked the Developer to check on those. Planner Mommaerts stated that he thinks the overall design is good and looks like it is protecting a lot of the natural features with interesting street layouts. Lot sizes meet the zoning requirements and it looks like there are a wide variety of lot sizes. Commissioner Fochs echoed what Planner Mommaerts said,

commenting that the road layout and different size lots play nicely to the concept that we're trying to create a community. Commissioner Hietpas commented that it looks nice. Chair Bartlein confirmed with the Developer that they will look at taking out some cul-de-sacs.

- b. Update on Comprehensive Plan Update & Village Center Plan: Planner Mommaerts stated that he met with the Consultant and we have 2 new Project Managers that will work together.
 - c. Report: Zoning permits: Planner Mommaerts stated that the new single family homes are above where we were this time last year. We are currently in the low 30's. Overall our value is above where we were last year. We also issued permits for 8 new apartment buildings (92 units).
- 8) Next Meeting Date: August 23 2016 at 6pm
- 9) Adjourn: Motion (J. Bartlein/Reed) to adjourn the meeting at 6:40pm. Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk – Treasurer
Dated: July 26 2016