

PLAN COMMISSION  
MEETING MINUTES – May 23, 2017

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:01pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Lincoln, Dennis Reed, Jim Fochs, Kevin Hietpas, Jim Salm. Jerry Bartlein was excused. One seat is vacant.

Staff Present: Planner Mark Mommaerts, AICP;

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Hietpas) to approve the minutes of April 18, 2017. Motion carried 5-0.
- 6) Convene Meeting and Enter Public Hearing: Meeting was convened at 6:03pm to enter into public hearing.
  - a. Comprehensive Plan Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Planner Mommaerts introduced the item explaining that a change to the Comprehensive Plan future land use map was needed in order to amend the zoning map. The applicant wants to rezone the property from AG to Industrial to match the current zoning for the whey processing plant. The subject property is currently owned by Dean Peters. Mr. Peters has agreed to sell the property to the applicant. Todd Atkinson, N8447 Hwy 55, stated that the applicant will be purchasing his property as well and that he has no objections unless his property is not sold. Francesca Elfner, BelGioioso Cheese, stated that their attorney is in the process of drafting paperwork for both property purchases and that the reason for the amendments was to prepare for future building expansion.
  - b. Zoning Map Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Commissioner Lincoln asked if there was any correspondence from the public. Planner Mommaerts stated that no correspondence was received from other property owners.
- 7) Close Public Hearing and Reconvene Regular Meeting: Motion (Salm/Hietpas) to close Public Hearing and reconvene regular meeting at 6:15pm. Motion carried 5-0.
- 8) Items for Discussion and Possible Action
  - a. Comprehensive Plan Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Motion (Lincoln/Fochs) to approve Plan Commission Resolution 2017-02. Motion carried 5-0.
  - b. Zoning Map Amendment – BelGioioso Cheese, Inc. – Schaefer Road: Motion (Fochs/Hieptas) to approve zoning map amendment from AG to IM. Motion carried

5-0. Basis for approval was that the proposed zoning will be consistent with the Comprehensive Plan.

9) Items for Discussion

- a. Report: Zoning permits: Planner Mommaerts reported that April had 10 single family permits and the year to date total is 21 and that the estimated value of new construction is just over \$5,000,000.

10) Next Meeting Date: June 20, 2017 at 6:00pm

11) Adjourn: Motion ( Fochs/Hietpas) to adjourn the meeting at 6:21pm  
Motion carried 5-0.

Prepared by: Mark Mommaerts, AICP, Planner

Dated: May 24, 2017