

PLAN COMMISSION
MEETING MINUTES – March 27, 2018

- 1) Call to Order: The meeting was called to order in the Harrison Municipal Building by Chairman Salm at 6:00pm.
- 2) Pledge of Allegiance: The Pledge was recited.
- 3) Roll Call: Members present were: Jim Fochs, Jim Lincoln, Kevin Hietpas, Jim Salm, Buddy Lisowe, Pat Hennessey, and Dennis Reed.

Staff Present: Village Manager Travis Parish, Deputy Clerk-Treasurer Carie Krause

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Fochs/Lisowe) to approve the minutes of February 27, 2018. Motion carried 7-0.
- 6) Items for Discussion and Possible Action
 - a. Certified Survey Map – Glenn Kasten – N8827 S. Coop Road: The applicant is proposing a 3-lot Certified Survey Map (CSM) for their property located at N8827 S. Coop Road. The applicant currently has two parcels that they wish to combine and divide into three lots. The properties are currently zoned General Agricultural [AG]. The AG zoning district currently allows single-family homes as a permitted use. The AG zoning district requires minimum lot sizes of 1-acre and minimum road frontage of 150-feet. The purpose of the CSM is to create two additional lots to sell for future development. Staff's understanding is that Lot 1 will be retained by the applicant, Lot 2 will be sold to a family member for a future home site, and Lot 3 is proposed to be sold as a future home site, although staff has received phone calls about further dividing of Lot 3. The lot sizes and widths meet the zoning requirements for the AG zoning district. Access for each lot can be obtained through the Village by obtaining a culvert permit. This area is served by public sewer and water from Harrison Utilities (formerly Waverly Sanitary District).
Motion (Fochs/Hietpas) to approve the certified survey map at N8827 S. Coop Road.
Motion carried 7-0.
 - b. Certified Survey Map – Carol Steffens – N8760 Zirbel Drive: The applicant is proposing a 1-lot Certified Survey Map (CSM) in order to combine two parcels into one. The applicant currently has two parcels that they wish to

combine. One property contains a house and gazebo and the other property is vacant. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The combined property will be 1.02-acres.

Motion (Fochs/Lincoln) to approve the certified survey map at N8760 Zirbel Drive.

Motion carried 7-0.

- c. Final Plat – Cobble Creek II – County KK: The applicant submitted the final plat for Cobble Creek II, which is a 35-lot subdivision located along County KK east of Bies Road. The property is zoned General Agricultural [AG]. Lot sizes for the subdivision are over 1-acre and lot widths are over 150-feet. The subdivision is located outside of the Darboy Sewer Service Area. The lots will have private sanitary systems and private wells. There is a navigable stream running through the subdivision, with a culvert bridge crossing proposed. There will be stormwater management ponds on each side of the navigable stream. There will be a trail on one side of Dallas Drive and a sidewalk on the other, all other roads will have a sidewalk on both sides.

The Final Plat of Cobble Creek II substantially conforms to the approved preliminary plat. The preliminary plat conditions have been met.

Motion (Hennessey/Lisowe) to approve the Final Plat – Cobble Creek II – County KK with the following conditions:

1. The Developer/property owners sign the Waiver of Special Assessment resolution prior to the Village signing the final plat.
2. The release of access easement (Document No. 471668) be recorded and a copy of the recorded release submitted to the Village prior to the Village signing the final plat.
3. The Developer signs the Development Agreement prior to the Village signing the final plat.

Motion carried 7-0.

7) Items for Discussion

- a. Report: Zoning Permits: No report available.

8) Next Meeting Date: April 24, 2018 at 6:00pm.

9) Adjourn: Motion (Fochs/Lisowe) to adjourn the meeting at 6:16pm

Motion carried 7-0.

Prepared by: Carie Krause Deputy Clerk - Treasurer

Dated: March 28, 2018