

PLAN COMMISSION  
MEETING MINUTES – July 31, 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: Buddy Lisowe, Jim Salm, Kevin Hietpas and Pat Hennessey, Dennis Reed. Jim Fochs was excused, Jim Lincoln was absent.

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Lisowe/Hietpas) to approve the minutes of May 29, 2018. Motion carried 5-0.

6) Items for Discussion and Possible Action

- a. Certified Survey Map – Mielke Road – Don Mielke: Planner Mommaerts presented the item stating that the property owner owns two agricultural parcels (ID 43796 & 43768) and plans to subdivide the property in accordance with the enclosed concept plan. The proposed lots will front onto Mielke Road. There is a future road proposed to access the remaining agricultural lands behind the lots. Lots can be created by Certified Survey Map (CSM), but are limited to four lots every five years. Staff does not have any issues with the concept plan.  
Motion (Hietpas/Hennessey) to approve the certified survey map for the Mielke Road property.  
Motion carried 5-0.

7) Items for Discussion

- a. Condo Garage Development – Keith Livingston and Fred Panzer: The applicant is proposing to purchase a 1.7-acre site at N8203 Stommel Road, between Hwy 55 and the railroad tracks, in order to develop a condominium garage development. A condominium garage development is where each garage/storage building will be owned rather than rented. Issues such as noise, traffic, hours of operation, and aesthetics will have to be investigated. Issues of concern may include restroom facilities and individuals living in the units. A conditional use permit will have to be approved in order for the development to start.

Discussion among the Commission included the need for a retention facility, what would the condo association be responsible for and who would enforce it, what type of uses would be allowed, how many bathrooms would be required, trash & recycle pickup and concerns about storage happening outside of the facility. Planner Mommaerts will give this feedback back to the applicant.

- b. Report: Zoning Permits: Planner Mommaerts stated that there were 53 single family permits in July which is well above last year and that there are currently about 100 lots available for building.
- 8) Next Meeting Date: August 28, 2018 at 6:00pm.
  - 9) Adjourn: Motion (Lisowe/Hennessey) to adjourn the meeting at 6:21pm  
Motion carried 5-0.

Prepared by: Carie Krause Deputy Clerk - Treasurer  
Dated: August 1, 2018