

PLAN COMMISSION
MEETING MINUTES – May 28, 2019

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

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

- 4) Public Participation: None.
- 5) Approve Minutes: Motion (Lisowe/Hennessey) to approve the minutes of April 30 2019. Motion carried 6-0.
- 6) Items for Discussion and Possible Action
 - a) Certified Survey Map – Dale Hernke – N6498 Lakeshore Drive: Planner Mommaerts introduced the item stating that the applicant is proposing a 3-lot Certified Survey Map (CSM) for the property at N6498 Lakeshore Drive. The applicant currently owns 3 parcels, Tax ID 38714, 38708, & 38706. The purpose of the CSM is to create a new lot on Harrison Road and to adjust the lot lines around the existing home on Lakeshore Drive.
Lot 1 will be a new single-family home site and will be 20,000-square feet. Lot 2 will contain the existing house and garages and will be approximately 3.7-acres in size. Lot 3 is the remaining land area, approximately 9.3-acres in size.
Motion (Lincoln/Bartlein) to approve the Certified Survey Map for Dale Hernke N6498 Lakeshore Drive.
Motion carried 6-0.
 - b) Certified Survey Map – Zero Lot Line – Harry Porath – N9673 & N9675 Hopfensperger Rd.: Planner Mommaerts introduced the item stating that the applicant is proposing a 2-lot Certified Survey Map (CSM) for the property at N9673 & N9675 Hopfensperger Road. The purpose of the CSM is to create a zero lot line unit. The property is zoned Two-Family Residential (RT) which is appropriate for zero lot line developments. Setback and lot area requirements have been met. Staff recommends approval of the Certified Survey Map with the condition that all provisions of Section 117-135 of the zoning ordinance shall be met, including but not limited to easements, common wall construction, and covenants.

Motion (Lisowe/Lincoln) to approve the Certified Survey Map for Harry Porath N9673 & N9675 Hopfensperger Rd with the conditions stated in the Staff recommendations.

Motion carried 6-0.

7) Items for Discussion

a) Report: Zoning Permits: Planner Mommaerts stated that there were 5 Single Family permits for April bringing the year to date to 15 which is slightly behind last year. Value wise we are ahead due to Commercial facilities.

8) Next Meeting Date: Tentatively June 25 2019 at 6:00pm.

9) Adjourn: Motion (Bartlein/Hennessey) to adjourn the meeting at 6:07pm
Motion carried 6-0.

Prepared by: Carie Krause, Deputy Clerk - Treasurer

Dated: May 29, 2019