

PLAN COMMISSION
MEETING MINUTES – February 25, 2020

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

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

- 4) Public Participation: None
- 5) Motion (Fochs/Lisowe) to approve the minutes of January 28 2020.
Motion carried 7-0.

6) Items for Discussion and Possible Action

- a. Certified Survey Map – Melvin Baeten – Amy Avenue: Planner Mommaerts introduced the item stating that the applicant is proposing a 4-lot Certified Survey Map (CSM) for the property located along the north side of Amy Avenue between Prosperity Drive and Highline Road. The purpose of the CSM is to create commercial lots for future business developments. Lots 2 & 3 are for an existing multi-tenant, multi-building development approved in 2018/19. Lots 1 & 4 for will for new business development.

Motion (Lincoln/Bartlein) to approve the Certified Survey Map request as submitted.

Motion carried 7-0.

- b. Certified Survey Map – Irvin Zahringer – Hwy 55 & Hwy 114: Planner Mommaerts introduced the item stating that the applicant is proposing a 3-lot Certified Survey Map (CSM) for the property located between Hwy 55 and Hwy 114, on the south side of the Village. The purpose of the CSM is to combine and adjust lot lines considering highway right-of-way and agricultural versus woodland areas. The CSM includes parcels 40934, 40936, and 40940. All properties are currently zoned General Agricultural [AG]. Proposed Lot 1 includes the wooded lands.

Proposed Lots 2 & 3 include agricultural lands that are separated by Hwy 55.

Motion (Fochs/Lincoln) to approve the consolidation Certified Survey Map as submitted.

Motion carried 7-0.

- c. Certified Survey Map – Anthony Uitenbroek – W5857 County KK: Planner Mommaerts introduced the item stating that the applicant is proposing two Certified Survey Maps (CSM) for the property located at W5857 County KK, tax ID 33314 & 33694. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The purpose of the CSMs is to divide the estate into 2 lots.

CSM #1 creates 2-lots and leaves a remnant portion of tax ID 33694. Lot 1 will contain the existing house and accessory buildings. Lot 2 will be for future development. The remnant portion is included in CSM #2.

Motion (Fochs/Lisowe) to approve the Certified Survey Map for Uitenbroek CSM #1.

Motion carried 7-0.

- d. Certified Survey Map – Anthony Uitenbroek – Darboy Drive: Planner Mommaerts introduced the item stating that the applicant is proposing two Certified Survey Maps (CSM) for the

property located at W5857 County KK, tax ID 33314 & 33694. The properties are currently zoned Single-Family Residential (Suburban) [RS-1]. The purpose of the CSMs is to divide the estate into 2 lots.

CSM #2 combines the remnant portion of tax ID 33694 with the adjacent subdivision lots to the east (lots 39-42 of Darbroek Acres). This is a 4-lot CSM that enlarges the subdivision lots.

CSM #1 will be recorded first, then CSM #2 will be recorded.

Motion (Bartlein/Lisowe) to approve the Certified Survey Map for Uitenbroek CSM #2.

Motion carried 7-0.

7) Items for Discussion

- a. Report: Zoning Permits: 5 Single Family Permits year to date. Miscellaneous Residential Permits are fences & the Miscellaneous Commercial Permit is a sign replacement.

8) Next Meeting Date: Tentatively March 31, 2020 at 6:00pm.

9) Adjourn: Motion (Lisowe/Fochs) to adjourn the meeting at 6:13pm.
Motion carried 7-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: February 26, 2020