

**VILLAGE OF HARRISON
PLAN COMMISSION MEETING MINUTES
OCTOBER 27, 2020**

1. The meeting was called to order in the Harrison Municipal Building by Chairman Hietpas at 5:30pm.
2. The Pledge of Allegiance was recited.
3. Roll Call: Members present: Dennis Reed, Jim Lincoln, Pat Hennessey, Kevin Hietpas, Mark Van Hefty and Kent Gross. Excused: Darlene Bartlein

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

4. Public Participation: None.
5. Motion (Lincoln/Gross) to approve the minutes of September 29, 2020.
Motion carried 5-0-1 with Dennis Reed abstaining.
6. Update on Lexington Homes Development Proposals from September Meeting - Planner Mommaerts that at the September 29th meeting, the Plan Commission approved a motion to postpone action on the Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Certified Survey Map for Lexington Homes (Mirrago) until the October 27th meeting. The Village Board approved all the items at their meeting on September 29th. Action by the Plan Commission is not needed.
7. Items for Discussion
 - a. Concept Plan Review – Mini Warehousing Development – Atlas Development – Planner Mommaerts introduced the item stating that the developer is interested in developing a mini warehousing development on the northeast corner of Hwy 10 & County N. The property is currently zoned General Agricultural [AG]. The future land use map in the Comprehensive Plan identifies this area as future Industrial. A rezoning to the Industrial & Manufacturing [IM] zoning district is consistent with the Comprehensive Plan. Mini warehousing is a conditional use in the IM zoning district. The developer is seeking input from the Plan Commission prior to property purchase and plan development. Staff appreciates that the area along County N is reserved for future. Staff would like to see this be held for future business development other than mini warehousing. Commissioner Van Hefty stated that the owners of the property are friends of his and he believes this is a prime spot for something other than warehousing; commercial or light industrial would be better here. Commissioner Hennessey stated he is for the project. Commissioner Lincoln stated that the conceptual plan looks good.
 - b. Concept Plan Review – Barn-Dominiums – Travis Dudovick – Planner Mommaerts introduced the item stating that the developer is interested in developing a storage condo development on the

west side of Stommel Road, north of the railroad tracks. The property is currently zoned General Agricultural [AG]. Mini-warehousing is a conditional use in the AG zoning district provided the development is outside of the sewer service area. There is currently no access to public sewer & water to the site. The developer is seeking input from the Plan Commission prior to plan submittal. The development is 26-buildings, a couple of different sizes, along with a community wash bay. Buildings are proposed to have bathrooms and counters for workspace. Buildings are also proposed to have multiple overhead doors. Access to the site is from Stommel Road. Travis Dudovick presented the storage condo development stating that the property would have a key fob to enter, the maintenance will be covered by an association of owners and nothing will be stored outside. Commissioner Hennessey commented that the county has been pretty restrictive on holding tanks. Commissioner Van Hefty stated that it is a great concept and location but that he is worried about Wayne's farm to the north and is wondering if the developer will be offering anything to him.

- c. Report: Zoning Permits – Planner Mommaerts stated that the current number of year to date single family permits is 66, well ahead of this time last year. The estimated year to date total value for all new development is \$42 Million compared to \$21 Million at this time last year. Planner Mommaerts also presented the Economic Development Plan from Calumet County.

8. Enter Public Hearing at 6:00pm

- a. Comprehensive Plan Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road
- b. Zoning Map Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road - Planner Mommaerts introduced the items stating that the applicant is proposing to create 3 residential lots on property located along Old Highway Road, Tax IDs 42188. The property is currently zoned Neighborhood Commercial [CN] and is identified as Commercial in the Comprehensive Plan. A Comprehensive Plan Amendment and Zoning Map Amendment (Rezoning) is proposed in order to create the 3 residential lots. The proposed zoning will be Single-Family Residential (Suburban) [RS-1] which matches the zoning of the subdivision adjacent to the property.
- c. Conditional Use Permit – G Units Storage – Erik Gabbey – Planner Mommaerts introduced the item stating that the developer is proposing a mini-warehousing and outdoor storage development on the west side of Pigeon Road, south of the railroad tracks. The property is currently zoned General Agricultural [AG]. Mini warehousing is a conditional use in the AG zoning district provided the development is outside of the sewer service area. There is currently no access to public sewer & water to the site. There is a stream along the eastern portion of the property. A DNR permit for bridge crossing or disturbance is likely. Resident to the south of the property, Lee McDermot is currently against the development due to water issues. If the drainage issues can be taken care of, he would be okay with it. Current landowner, Gene Ott said he mentioned years ago that the property needed a bigger culvert. Chairman Hietpas suggested they utilize the drainage complaint form.

9. Close Public Hearing at 6:15pm.

10. Items for Discussion and Possible Action

- a. PC Resolution 2020-03 Comprehensive Plan Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road. The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation from Commercial to Single Family Residential (sewered).
Motion (Lincoln/Hennessey) to approve PC Resolution 2020-03 Comprehensive Plan Amendment.
Motion carried 6-0.
- b. Zoning Map Amendment – Frazee – Lot 1 Northshore Woods – Old Highway Road. The applicant is proposing to rezone from Neighborhood Commercial [CN] to Single-Family Residential (Suburban) [RS-1].
Motion (Lincoln/Hennessey) to approve Zoning Map Amendment for Frazee.
Motion carried 6-0.
- c. Certified Survey Map – Frazee – Lot 1 Northshore Woods – Old Highway Road. The applicant is proposing to split the property into 3-lots via Certified Survey Map (CSM). Each lot will be over 1-acre in area. Access to sewer and water is available along Old Highway Road. Access can be obtained onto Old Highway Road. All current and existing easements on the property will be retained.
Motion (Lincoln/Hennessey) to approve Certified Survey map for Frazee.
Motion carried 6-0.
- d. Conditional Use Permit – G Units Storage – Erik Gabbey
Motion (Gross/Van Hefty) to approve Conditional Use Permit for G Units Storage – Erik Gabbey
Motion carried 6-0.
- e. Design Standards Waiver – Lexington Homes (Mirrago) – Midway Road – The Developer of Mirrago Apartments development on Midway Road is requesting a waiver from the design standards found in the Multiple-Family Residential (RM) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact from the street. The applicant is proposing to use premium shake siding on the upper portions of the buildings.
The request also is for wall and window composition. Some of the buildings do not meet the 50-foot wall composition break, but there are several deviations to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance to have windows on sides facing a roadway is to break up flat, blank walls. The applicant provided an alternate side elevation of buildings that have sides facing a public street for Buildings 11 & 12.
Motion (Reed/Lincoln) to postpone action until next month so the Developer can present to the Commission what it is they would like to use.
Motion carried 5-1. Van Hefty opposed.
- f. Design Standards Waiver – Rucon Development – Highline Road - The Developer of a multi-tenant, multi-building development on Highline Road is requesting a waiver from the design

standards found in the Business Park (BP) zoning district. The applicant is proposing to deviate from the required amount of materials facing a public street and is requesting the use of metal wall panels on the building exterior. The reason for the request is that the site will be surrounded by berms and plantings and the buildings will have reduced visual impact from the street and other developments in the area have not be held to the standard. The request also is for wall and window composition. Some of the buildings do not meet the wall composition break, but there are several deviations of windows and doors to break up the blank wall appearance, which is the intent of the ordinance. The intent of the ordinance to have windows on sides facing a roadway is to break up flat, blank walls.

Motion (Hennessey/Reed) to approve the Design Standards Waiver for Rucon Development – Highline Road.

Motion carried 6-0.

- g. Future Plan Commission Meeting Dates and Times – Planner Mommaerts stated the Village Board is moving the meeting time of their meetings to 6:00pm. There are Village Board members that do not like the Plan Commission meeting the same night as the Village Board. Thus, the day of the Plan Commission meeting will have to change. Options include having the Plan Commission meeting on the Tuesday before the Village Board, or other nights during that week, or another week. The other consideration is the time of the meeting, options include keeping the meeting time at 6:00pm or changing to 5:00, 5:30, or 7:00pm, or another time.

11. Next Meeting Date: Tentatively November 17, 2020 at 5:30pm.

12. Adjourn: Motion (Lincoln/Hennessey) to adjourn at 6:50pm.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: November 6, 2020