

VILLAGE OF HARRISON
PLAN COMMISSION MEETING MINUTES
March 23, 2021

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, Darlene Bartlein, Mark Van Hefty and Kent Gross.

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

4. Public Participation: None.
5. Motion (Van Hefty/Gross) to approve the minutes of February 18, 2021.
Motion carried 7-0.
6. Enter Public Hearing at 5:31pm.

- a. Conditional Use Permit – Atlas Development – County N.

Planner Mommaerts introduced the item stating that the applicant is requesting a Conditional Use Permit (CUP) in order to operate a mini-warehousing storage facility at N8972 County N, location ID 39160. The property is on the north side of Hwy 10 and east side of County road N. This specific location is currently zoned General Agricultural [AG] with a future plan to zone Industrial and Manufacturing [IM]. 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 applicant is proposing the mini-warehousing on future Lot 2. The applicant is proposing to reserve all of Lots 1&3 for future development of commercial/retail space. This item was discussed at a previous Plan Commission meeting in October 2020. At that time, the concept was presented to the Plan Commission. There was some differing opinions about the location of the project and the use of the land. Based on the discussion, the developer decided to move forward with the project.

The applicant believes there will be several community benefits from these storage units. The Village is seeing exponential growth with several new subdivisions and new apartment approaching 1000-units all coming available over the next few years. There is a growing need for additional storage for current households and the added home growth over the next few years will only increase this. Current covenants within many of these subdivisions are in place to protect aesthetics of the neighborhoods, but with the

growth in our community there are no available options left within the Village for storage.

The proposed mini-warehousing development will include the following:

1. A perimeter landscaping berm to include evergreens along the south and west side of proposed Lot 2.
2. Security lighting and video surveillance.
3. Two-tone all metal exteriors.
4. 24 hour self-storage availability with key code gate access.
5. Outside storage will not be permitted.
6. Sizes range from 10'20', 10'x40, 11'x24', 11'x28', 11'x52' all with 9' wide and 8' tall overhead garage doors. We will also offer 14'x30' and 14'x60' with 12' wide and 14' tall doors to accommodate RV's and travel trailers.
7. Phase 1 will consist of the north half of Lot 2. Future buildings will be located on the south half of Lot 2 and based on the need to accommodate growth.

7. Close Public Hearing at 5:50pm.

8. Items for Discussion and Possible Action

a. Conditional Use Permit – Atlas Development – County N.

Motion (Gross/Hennessey) to recommend approval to the village board for the Atlas Development CUP with the conditions listed in the staff memo.

Motion failed 3-4 with Commissioners Lincoln, Hietpas, Bartlein and Van Hefty against.

b. Affidavit of Correction – Lamers Realty – Lot 15 Southtowne Place

Planner Mommaerts introduced the item stating that, as part of the Southtowne Place subdivision plat, there is a temporary cul de sac easement on Lot 14 & Lot 15 until such time as Kimberly Trail extends to the east. The temporary cul de sac construction was offset to the north on Lot 14 in order to minimize the affect to multiple lots. However, the temporary easement is still in effect on Lot 15. The owner is requesting to eliminate a portion of the temporary cul de sac easement on Lot 15, that portion that is outside of the building setback area. The purpose is to allow home construction up to the building setback line consistent with other properties on the street. The easement area to be eliminated is relatively small and will not affect the temporary turnaround already constructed.

An Affidavit of Correction is proposed in order to eliminate a portion of the temporary easement. Since the temporary easement was part of the subdivision plat, any changes must be approved by the Village.

Motion (Lincoln/Hennessey) to approve the affidavit of correction for Lamers Realty.

Motion carried 6-0 with Commissioner Gross abstaining.

c. Stormwater Pond Deed Acceptance – Creekside Estates, Cedar Ridge Estates 2nd Addition, Oakwood Estates

Planner Mommaerts introduced the item stating that it is the Village's policy to accept stormwater management ponds for maintenance purposes to ensure they operate properly. Typically, a developer will plat a subdivision, construct the stormwater pond, then deed the pond to the Village, including the pond infrastructure and the land. In a recent review of the Village controlled ponds, it was found that the deeds for the pond property have not been transferred for the Cedar Ridge Estates 2nd Addition and Oakwood Estates subdivisions which were platted over 15-years ago. Staff reached out to each developer and each developer wishes to deed the pond properties to the Village. In addition, the developer of the Creekside Estates subdivision is requesting the Village take ownership of the stormwater pond. The developers will be responsible for all transfer documents.

Motion (Van Hefty/Bartlein) to approve accepting stormwater pond transfers as stated. Motion carried 7-0.

9. Items for Discussion

a. Concept Plan for Lake Park Estates – Kaster/Mahn – Lake Park Road

Planner Mommaerts introduced the item stating that the applicant is proposing a concept plan for a development called Lake Park Estates on property located along Lake Park Road south of Midway Road/County AP, location ID 43840. The property is currently zoned Multiple Family Residential [RM] and is identified as multi-family in the Comprehensive Plan future land use map. The proposal is for a subdivision type development on the southern portion of the property. Access is proposed from the existing Dylan Drive from the south.

The applicant is seeking input from the Plan Commission on the proposal before additional design work is started. There are wetlands on the property as indicated on the concept plan. If a subdivision is proposed, a comprehensive plan amendment and rezoning to a single-family designation is appropriate. A stormwater pond is proposed as part of the concept plan.

The applicants spoke regarding the proposed project and questioned the possibility of utilizing a TIF. Commissioner Van Hefty stated that the TIF would not be approved by the board. Chairman Hietpas stated that the Village does not typically TIF residential. Planner Mommaerts will bring the project to the Village Board for discussion.

b. Zoning Text Amendments – Design Standards

At the last meeting, the Plan Commission asked that a discussion occur regarding the design standards in the zoning ordinance. Staff was able to put together potential changes to the design standards based on previously approved waivers. Staff wishes to have a discussion to develop design standards that are fair and attainable.

Plan Commission approved the Zoning Text Amendments presented by Planner Mommaerts and thanked him for putting it together.

c. Report: Zoning Permits

Planner Mommaerts stated that the village has had 8 single family permits for a total of 10 year to date.

10. Next Meeting Date: Tentatively April 20, 2021 at 5:30pm.

11. Adjourn:

Motion (Hennessey/Lincoln) to adjourn at 7:18pm.

Motion carried 7-0.

Prepared by: Carie Krause, Deputy Clerk-Treasurer

Dated: March 29, 2021