

VILLAGE OF HARRISON
PLAN COMMISSION MEETING MINUTES
April 20, 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, Pat Hennessey, Kevin Hietpas, Darlene Bartlein, Mark Van Hefty and Kent Gross. Jim Lincoln was excused.

Staff Present: Mark Mommaerts, Planner.

4. Public Participation: None.
5. Motion (Van Hefty/Bartlein) to approve the minutes of March 23, 2021.
Motion carried 6-0.
6. Enter Public Hearing at 5:31pm.

- a. Zoning Map Amendment – Atlas Development – N8972 County N.

Planner Mommaerts introduced the item stating that the applicant is requesting a Zoning Map Amendment (Rezoning) in order to rezone property at N8972 County N, location ID 39160, from General Agricultural [AG] to Industrial & Manufacturing [IM]. The property is on the north side of Hwy 10 and east side of County Road N. 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. This property, along with a larger area from County N to State Park Road from Hwy 10 to Manitowoc Road, is identified as future industrial in the Comprehensive Plan Future Land Use Map. The intent of this area was to develop a business or industrial park. Without a major effort to assemble the land and develop an industrial park, a piecemeal approach will make it difficult to plan for future services (e.g. sewer/water, roads, stormwater, etc.). The desire to preserve the area for a planned industrial park is countered by the Comprehensive Plan identifying this area as future industrial with a rezoning application to industrial pending. A rezone to Industrial & Manufacturing [IM] is consistent with the Comprehensive Plan future land use map. Jim Sehloff, Davel Engineering, stated that the proposed rezoning is consistent with the Comprehensive Plan and is in conjunction with a certified survey map to be discussed later on the agenda. No one spoke in opposition.

- b. Zoning Map Amendment – Patrick Beach – N9215 N Harwood Rd.

Planner Mommaerts introduced the item stating that the applicant is requesting a zoning map amendment (rezoning) to change the zoning of the property from Rural Residential

[RR] to General Agricultural [AG]. In 2020, as part of the Zoning Ordinance update, the Village created the RR zoning district which was intended for the rural developed properties. The applicant's property was included in the RR zoning designation based on the size. The reason for the rezoning request is that the applicant did not request a zoning change to RR, the applicant does not intend to utilize the property as a residential property. Staff feels that the rezoning from AG to RR was an error based on the applicant's request. Rezoning the property back to AG is consistent with the Comprehensive Plan. No one spoke in opposition.

- c. Zoning Text Amendment – Harrison Plan Commission
Planner Mommaerts introduced the item stating that the Plan Commission reviewed zoning text amendments regarding the design standards in the zoning ordinance and other miscellaneous changes at the last meeting. The Plan Commission seemed to agree with the proposed changes, except for the CC zoning district in that the Plan Commission wished to keep the 50% building materials requirement. A formal review and action must occur prior to the Village Board adopting any changes. No one spoke in opposition.

7. Close Public Hearing at 5:37pm.

8. Items for Discussion and Possible Action

- a. Certified Survey Map – Atlas Development – N8972 County N
Planner Mommaerts introduced the item stating that the applicant is proposing a 3-lot Certified Survey Map (CSM) at N8972 County N, location ID 39160. The property is on the north side of Hwy 10 and east side of County road N. The purpose of the CSM is to prepare the property for future development. Proposed Lot 2 has a zoning map amendment request for review. Proposed Lot 1 & 3 will be developed in the future, most likely when public sewer and water is available. The property is currently zoned General Agricultural [AG]. The CSM will create a new road, called "Atlas Court", which is intended to cul-de-sac in the middle of the property. Roadway extensions to the north and south, between lots 1/2 and lots 2/3 may be warranted to provide additional access to portions of proposed Lot 3 and adjacent properties. The intent of this area is to develop as an industrial/business park, care should be taken to design/divide the property to provide future street access and sewer & water access.
Motion (Hennessey/Gross) to approve the revised CSM. Motion carried 6-0.
- b. Zoning Map Amendment – Atlas Development – N8972 County N
Motion (Van Hefty/Bartlein) to approve the Zoning Map Amendment from AG to IM for Lot 2. Motion carried 6-0.
- c. Zoning Map Amendment – Patrick Beach – N9215 N Harwood Rd
Motion (Hennessey/Bartlein) to approve the Zoning Map Amendment from RR to AG. Motion carried 6-0.
- d. Zoning Text Amendment – Harrison Plan Commission
Motion (Van Hefty/Gross) to approve the zoning text amendments as presented in staff memo. Motion carried 6-0.

9. Items for Discussion

a. Report: Zoning Permits

Planner Mommaerts stated that the village has had 7 single family permits for a total of 17 year to date. There was also 1 two family permit and 1 multiple family permit (144units).

10. Next Meeting Date: Tentatively May 18, 2021 at 5:30pm.

11. Adjourn:

Motion (Hennessey/Bartlein) to adjourn at 6:02pm.

Motion carried 6-0.

Prepared by: Mark Mommaerts, Planner

Dated: April 21, 2021