

**VILLAGE OF HARRISON
PLAN COMMISSION MEETING MINUTES
AUGUST 24, 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. Members excused: Jim Lincoln.

Staff Present: Mark Mommaerts, Planner.

4. Public Participation: None.
5. Motion (Bartlein/Van Hefty) to approve the minutes of July 20, 2021.
Motion carried 6-0.
6. Enter Public Hearing at 5:31pm.

- a. Zoning Map Amendment – Ken Mader – N8838 S Coop Road.

Planner Mommaerts introduced the item stating that the applicant is proposing to rezone property from General Agricultural [AG] to Single-Family Residential (Suburban) [RS-1]. The property is located at N8838 S Coop Road, Location ID 33574. The property currently has a single-family home and accessory buildings. The applicant is also proposing to split the property in order to construct another single-family home on the property. The property is identified as future Single-Family Residential (Sewered) in the Comprehensive Plan. Sewer and water is available on S Coop Road. Staff finds that the Rezoning request complies with the Future Land Use Map as part of the Comprehensive Plan of the Village of Harrison. Dave Schmalz, McMahon Associates representing Mr. Mader, stated Mr. Mader intends to build a new home on the new lot and the proposed lots will meet the proposed RS-1 zoning requirements. No one spoke in opposition.

- b. Conditional Use Permit – Alphons Breit – W4341 Hwy 114.

Planner Mommaerts introduced the item stating that the applicant is requesting a Conditional Use Permit (CUP) in order to install a water closet (toilet facility) in an accessory building. The property is located at W4341 Hwy 114 and is currently zoned General Agricultural [AG]. There is a house currently on the property. The applicant is currently constructing an accessory building on the property. The Zoning Ordinance, Sec. 117-54 (7) also states, “Any detached accessory use, building and/or structure with a water closet (toilet facility) shall require a conditional use permit, pursuant to article XI, Conditional Use Permits.” The applicant proposes to use the accessory building as

workshop and storage area. A water line to the building would allow for an area to wash and clean the equipment as well as have a bathroom so that they would not have to use the house bathroom. The structure itself meets all the physical zoning requirements (e.g. setbacks, size, number of buildings) and a permit has been issued. The toilet facility requires additional approval from the Village. Staff has a few concerns about the accessory building being converted into another dwelling. If the applicant were to agree to not rent, lease, sell, or otherwise use the accessory building as dwelling unit, then staff would not have any issues. No one spoke in favor or in opposition.

7. Close Public Hearing at 5:38pm.

8. Items for Discussion and Possible Action

a. Certified Survey Map – Spencer Homes & Construction – Hoelzel Way/County Road N. Planner Mommaerts introduced the item stating that the applicant is proposing a 3-lot Certified Survey Map (CSM) for the property located on the northwest corner of Hoelzel Way and County Road N, Location ID 33400. The property is 0.62-acres and is 140-feet by 261-feet. The property is currently zoned Single-Family Residential (Suburban) [RS-1]. Sewer and water is available on Hoelzel Way. A permit was issued for a home on proposed Lot 2. The applicant wishes to split the property into 3-lots in order to construct single-family homes. The lots are proposed to be 86.01-feet by 140.02-feet, 12,042-square feet in area. Lot 3 is slightly larger. The RS-1 zoning district requires a minimum of 80-feet of road frontage and 12,000-square feet of lot area. The proposed lots meet the RS-1 zoning district requirements.

Motion (Hennessey/Reed) to approve the CSM with the following conditions:

1. A drainage plan for the 3-lots be submitted that conforms to the adjacent properties. Such drainage plan to be reviewed and accepted by the Village engineer.
2. Separate laterals for sanitary sewer & water must be provided for each lot.

Motion carried 6-0.

b. Certified Survey Map – Luniak Meadows – Schmidt Road/County Road N.

Planner Mommaerts introduced the item stating that The applicant is proposing a 2-lot Certified Survey Map (CSM) for the property located near the southeast corner of Schmidt Road and County Road N, Location IDs 39138 & 39136. The property is approximately 79-acres and is currently being farmed. The property is currently zoned General Agricultural [AG]. There is an existing home along County Road N. The applicant wishes to split the property into 2-lots in order to prepare the property for future development of a subdivision. The CSM will dedicate 40-feet of right-of-way for Schmidt Road and variable right-of-way for County Road N. It is expected that future subdivision development will start on proposed Lot 2.

Motion (Van Hefty/Bartlein) to approve the CSM as received on August 20th. Motion carried 6-0.

- c. Zoning Map Amendment – Ken Mader – N8838 S Coop Road.
Motion (Hennessey/Van Hefty) to approve the rezoning from AG to RS-1. Motion carried 6-0.
- d. Certified Survey Map – Ken Mader – N8838 S Coop Road.
Planner Mommaerts introduced the item stating that The applicant is proposing a 2-lot Certified Survey Map (CSM) for property located at N8838 S Coop Road, Location ID 33574. The property currently has a single-family home and accessory buildings. The applicant is proposing to split the property in order to construct another single-family home on the property. The property is identified as future Single-Family Residential (Sewered) in the Comprehensive Plan. A new driveway is proposed for Lot 1. Lot 2 will utilize the existing driveway (which is shared with the property to the north via Shared Driveway Agreement). Sewer and water is available on S Coop Road.
Motion (Van Hefty/Gross) to approve the CSM as received on August 10th. Motion carried 6-0.
- e. Conditional Use Permit – Alphons Breit – W4341 Hwy 114.
Planner Mommaerts added that staff found all the criteria for basis of approval have been as stated in the staff memo.
Motion (Gross/Hennessey) to approve the CUP with the following conditions:
 - 1. The accessory building shall not be rented, leased, sold, or otherwise used as a separate dwelling unit from the house on the property.
 - 2. The accessory building shall only be used or occupied as long as the principal structure is used or occupied. If the house is vacant then the accessory building shall also be vacated.
 - 3. The accessory building shall only be used by the owners of the property or their immediate family.
 - 4. The owner shall obtain a sanitary permit from Calumet County prior to installation of the toilet facility.Motion carried 6-0.

9. Items for Discussion

- a. Report: Zoning Permits

Planner Mommaerts stated that the village has had 3 single family permits for July 2021. Total estimated value of all new construction in 2021 is approximately \$50 million.

10. Next Meeting Date: Tentatively September 21, 2021 at 5:30pm.

11. Adjourn:

Motion (Bartlein/Van Hefty) to adjourn at 5:56pm.
Motion carried 6-0.

Prepared by: Mark Mommaerts, Planner

Dated: August 26, 2021