

**VILLAGE OF HARRISON  
PLAN COMMISSION MEETING MINUTES  
OCTOBER 19, 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, Jim Lincoln, Mark Van Hefty and Kent Gross. Members excused: Darlene Bartlein.

Staff Present: Mark Mommaerts, Planner, Kristy Van Hefty, Deputy Clerk-Treasurer.

4. Public Participation: None.
5. Motion (Van Hefty/Gross) to approve the minutes of August 24, 2021.  
Motion carried 6-0.
6. Items for Discussion
  - a. Discussion Proposed Development of Property at Southwest Corner Old Highway Road & Northshore Road: Planner Mommaerts stated tonight we have our items for discussion before our action items. We have developer Kip Golden owner of CR Structures and his two sons with us they are looking at putting in three fourplex townhouse style buildings each unit would be two story units and would have four units with each unit having a two-car garage. The inside units would probably be two-bedroom two story and the two outside units would be three-bedroom two story and would be renting in the high teens to low twenties per month. They want to keep as much of the trees as possible and want to keep the conservation they feel the conservation adds to the value and acts as a buffer to the residents in the back. They are looking to get the property rezoned so they can put in the high-end rental units. The property was zoned commercial early this year and then rezoned to single family. Now they are looking at having it rezoned to multifamily so you would need to go through the entire process again of comprehensive plan amendment to identify it as multifamily and rezone as multifamily. Planner Mommaerts was not sure if the Plan Commission would want to continue to change the use of the property, but it sounds like there might be a development that is ready to proceed. Planner Mommaerts said staff thinks it is a good fit but would like to get the Plan Commission's thoughts on the fourplex units and if it would be a good fit for the area. There is conservation easement on the property, and it is fairly wooded with detention ponds for the subdivision to the south so there is that natural buffer between this area and the subdivision directly adjacent to it. As you go north you have Hwy 10 and 114 so the multifamily might be a good buffer between the high traffic area on Hwy 10 and 114. Developer and owner Kip Golden and his two sons would be the managers of the

property. If everything goes well, they would like to break ground in the spring. The fourplex units would be different than any other units that are currently developed in the area.

No action needed to be taken at this time.

b. Report: Zoning Permits

Planner Mommaerts stated that the village had six single family homes in September that brings the year to date up to 83 and will probably hit 90 for the year but doesn't know if we will get to 100 for the year but it will be close. The estimated value we are reaching is 68 million in new value construction for the year.

7. Items for Discussion and Possible Action

- a. Certified Survey Map – Todd Euclide Southwest Corner of State Park Road and Payten Street: Planner Mommaerts received an e-mail this morning from the applicant asking that this item be withdrawn they are no longer moving forward with the certified survey map.

No action needed to be taken.

- b. Release of Conservation Easement – Jerry Frazee – Old Hwy Road West of Northshore Road: Planner Mommaerts stated this was the property that we were just discussing as you heard the developer would like the conservation easement to remain. Planner Mommaerts would like to ask the owner to hold off on the release of the conservation easement until the project goes through. The Plan Commission said to hold off on the release of the conservation easement at this point until the project goes through.

No action needed to be taken at this time.

8. Next Meeting Date: Tentatively November 23, 2021, at 5:30pm.

9. Adjourn:

Motion (Lincoln/ Hennessey) to adjourn at 5:56pm.

Motion carried 6-0.

Prepared by: Kristy Van Hefty, Deputy Clerk-Treasurer

Dated: October 20, 2021