

**VILLAGE OF HARRISON
PLAN COMMISSION MEETING MINUTES
FEBRUARY 15, 2022**

1. The meeting was called to order in the Harrison Municipal Building by Planner Mommaerts at 5:30pm.
2. The Pledge of Allegiance was recited.
3. Roll Call: Members present: Pat Hennessey, Mark Van Hefty, Kent Gross, Jim Lincoln, Dennis Reed, Darlene Bartlein, and Allison Blackmer (5:52pm).

Staff Present: Mark Mommaerts, Assistant Village Manager.

4. Election of Vice-Chair: Motion (Lincoln/Gross) to nominate Commissioner Van Hefty as Vice-chair. Motion carried 5-1 (Reed opposed, Blackmer excused). Commissioner Van Hefty assumed leadership of the meeting.
5. Public Participation: Bill Hershman spoke about concerns to the Waverly Beach bar & grill addition. Pam Schoeneker spoke about Waverly Beach expansion concerns.
6. Motion (Lincoln/Hennessey) to approve the minutes of January 18, 2022. Motion carried 6-0 (Blackmer excused).
7. Convene Meeting and Enter Public Hearing at 5:41pm.
 - a. Comprehensive Plan Amendment – Kip Golden – W5909, W5925, W5941 Old Highway Rd
 - b. Zoning Map Amendment – Kip Golden – W5909, W5925, W5941 Old Highway Rd
 - c. Conditional Use Permit – Kip Golden – W5909, W5925, W5941 Old Highway RdItems a-c were discussed together as they all relate to the same project. Planner Mommaerts introduced the item stating the applicant is proposing a 3 building multi-family development on lots at W5909, W5925 & W5941 Old Highway Road, Tax IDs 42188, 45590 & 45592. The property is currently zoned Single Family Residential (Suburban) [RS-1] and is identified as Single Family Residential (sewered) in the Comprehensive Plan. These were both approved in fall 2020 as a change from commercial to single-family residential. A Comprehensive Plan Amendment, Zoning Map Amendment (Rezoning), and Conditional Use Permit are proposed in order to develop the lots with 4-unit multi-family buildings. The proposed zoning will be Multiple Family Residential [RM]. For the Comprehensive Plan Amendment: The applicant is proposing to amend the future land use map in the Comprehensive Plan to change the land use designation from Single Family Residential (sewered) to Multi-Family Residential. For the Zoning Map Amendment: The applicant is proposing to rezone from Single-Family Residential (Suburban) [RS-1] to Multiple Family Residential [RM]. For the Conditional Use Permit: The applicant is proposing to construct a single 4-unit building on each lot for a total of 12-units. The buildings are proposed to be 2-story. Access to sewer and water is available along Old Highway Road. Driveway access can be obtained onto Old Highway Road. All current and existing easements on the property will be retained. The developer desires to enhance the conservation easement area with additional plantings for screening. No plans for a walking trail connecting the development to the subdivision to the south is proposed.

Kip Golden, developer, spoke stating that the development will be 2-story, 3-bedroom, market rate rentals. It will be phased with building one in 2022 and buildings 2 & 3 in 2023. He stated the trees will remain as well as the conservation easement. He stated there is no intention of constructing a trail. He stated the property was commercial prior to being single-family, but the single-family did not sell, even in the hot Kimberly Schools market. He stated that multi-family would be a buffer between the highway and the subdivision to the south.

Summer Hagens, Winding Trail Drive, spoke in opposition stating concerns about privacy and property values and additional traffic.

Dustin Riley, North Shore Golf Club, spoke about concerns for stormwater runoff.

Chair Blackmer arrived at 5:52pm.

Rock Erickson, Royaltroon Drive, spoke in opposition stating that the development may not fit the prestigiousness of North Shore area.

Eric Barnes, Royaltroon Drive, spoke in opposition stating that the Comprehensive Plan says there should be orderly, planned growth that stabilize neighborhoods with buffering and multi-family is not buffering. He stated concern about the 75-foot stream setback. He stated concerns about parking and no green space for the residents.

Brooke Wruck, Northshore Road, spoke in opposition stating the property should stay single-family and that she wants a small neighborhood.

Larry Schmitz, Royce Court, stated the property was initially zoned commercial as surplus land from the developer. He questioned whether the property was marketed as single-family. He stated the Village should stick to single-family and that property values will decrease if changed. He stated that the commercial property sat for a long time without development and people bought homes with intent that it was to be single-family and they assumed it would not develop as commercial.

Planner Mommaerts introduced three letters/emails to include in the public hearing, an email from Jim Heinz dated February 15, 2022, a letter dated February 14, 2022 from Jonathan Kruse of North Shore Golf Club, and a letter received February 14, 2022 from Joseph Golson.

d. Zoning Text Amendment – Village of Harrison – Tourist Rooming Houses

Planner Mommaerts introduced the item stating the attorney representing the Village in a claim is recommending the Village amend some language in the zoning ordinance related to Tourist Rooming Houses (short term rentals). The changes include extending the time from 29 days to 30 days, not requiring a permit if rented less than 10 days a year, and defining “operator” as an authorized agent in charge of the property. Because the language is within the zoning ordinance, the Village must follow the process for zoning text amendments, which includes review and recommendation from the Plan Commission prior to Village Board approval and adoption.

8. Close Public Hearing and Reconvene Regular Meeting at 6:14pm.

9. Items for Discussion and Possible Action

a. Resolution PC2022-01 Comprehensive Plan Amendment – Kip Golden – W5909, W5925, W5941 Old Highway Rd.

There was general discussion about the project and environmental impacts and stormwater management concerns.

Motion (Bartlein/Lincoln) to table until additional information on environmental impacts and stormwater runoff could be submitted and reviewed. Motion carried 7-0.

b. Zoning Map Amendment – Kip Golden – W5909, W5925, W5941 Old Highway Rd
Motion (Bartlein/Lincoln) to table until additional information on environmental impacts and stormwater runoff could be submitted and reviewed. Motion carried 7-0.

c. Conditional Use Permit – Kip Golden – W5909, W5925, W5941 Old Highway Rd
Motion (Bartlein/Lincoln) to table until additional information on environmental impacts and stormwater runoff could be submitted and reviewed. Motion carried 7-0.

d. Zoning Text Amendment – Village of Harrison – Tourist Rooming Houses
Motion (Lincoln/Gross) to approve changes as presented. Motion carried 7-0.

10. Items for Discussion

a. Report: Zoning Permits

Planner Mommaerts stated there were 5 SF permits issued in January 2022 with an estimated value of over \$2,000,000.

11. Next Meeting Date: March 22, 2022, at 6:00pm.

12. Adjourn: Motion (Hennessey/Bartlein) to adjourn at 6:29pm.

Prepared by: Mark Mommaerts, Planner

Dated: February 16, 2022