

**Village of Holmen
Planning Commission Minutes
February 23, 2021**

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, February 23, 2021. Present were commission members Barlow, Stanek, Gill, Kertis, Grokowsky, and Appold; along with advisory members Administrator Heinig and Engineer Dahl. Member Kulcinski was excused. Also in attendance were: Donna Stanek, Jim Christenson, Rick Beyer, Sean Raboin, Dave Vaselaar, Kelsey Jarrett David Justus.

Public Hearings:

Petition for Change of Zoning (Rezoning) from RJ 35, LLC (Owner) for Change of Zoning (Rezoning) from (R-6) Zero Lot Line Two Family (Single Family Twindo) Residential District, to (R-3) Single Family Residential District.

Motion by Appold, seconded by Gill to open the public hearing. Carried 6-0.

Administrator Heinig stated the area for consideration is west of Briggs Road and south of Sween Drive. The same territory was rezoned approximately a year ago for twindo construction. The new concept for the area is for smaller single-family housing. The requested R-3 zoning allows smaller lots i.e. 50' frontage vs 80' frontage required in R-1 zoning. He stated that this will result in near identical density to the approved R-6 twindos.

Jim Christenson stated he was one of the developers. He feels there is a market for smaller homes and that this would be a good test of that market.

Rick Beyer stated he was the other development partner. He feels that the rising construction costs have priced some out of the new home market. This would provide opportunities to own a new home at a more affordable price point.

Motion by Kertis, seconded by Grokowsky to close the public hearing. Carried 6-0.

Approval of the January 26, 2021 minutes:

Motion by Kertis, seconded by Gill to approve the minutes of the January 26, 2021 Meeting. Carried 6-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Petition from RJ 35, LLC (Owner) for Change of Zoning (Rezoning) from (R-6) Zero Lot Line Two Family (Single Family Twindo) Residential District, to (R-3) Single Family Residential District.

Administrator Heinig stated he had received no negative comments prior to tonight's meeting and the developers were the only public comments at tonight's meeting. There is a high demand from retirees and 1st time home owners for smaller maintenance responsibilities and for homes with a more affordable cost. The R3 zoning has similar lot sizes to the old parts of Holmen, but hasn't been done recently.

Member Stanek asked if there were concerns with small lots being used in other subdivisions where they wouldn't be appropriate. Administrator Heinig stated he didn't feel that would be an issue as subdivisions are platted to their specific site conditions. The R-3 zoning would be another option to buffer between different zones.

Member Grokowsky asked if this would have an effect on any additional intersections with CTH HD. Administrator Heinig stated this wouldn't influence that, but the annexation on tonight's agenda will.

Motion by Appold, seconded by Kertis to recommend approval of the Petition for Change of Zoning (Rezoning) from RJ 35, LLC (Owner) for Change of Zoning (Rezoning) from (R-6) Zero Lot Line Two Family (Single Family Twindo) Residential District, to (R-3) Single Family Residential District. Carried 6-0.

Possible Action and Recommendation on Petition from RJ 35, LLC (Owner) for Consideration of Sweets Addition Preliminary Plat.

Administrator Heinig stated this is the same territory as considered previously. He explained the slight difference in setbacks requirements compared to R-1 which allow for the smaller lot sizes to work. He stated that one lot on this plat will likely be lost to the storm pond and utility easements still need to be addressed.

Member Barlow asked if acceptance of the plat would formally name the streets. Administrator Heinig stated that the street names are the option of the developer and they could change them later if they chose.

Motion by Gill, seconded by Appold to recommend approval of the Petition from RJ 35, LLC (Owner) for Approval of Sweets Addition Preliminary Plat. Carried 6-0.

Possible Action and Recommendation on Annexation Petition from Robert Lunke for Tax Parcels 8-407-0, 8-408-0 and 8-428-100 from the Town of Holland

Administrator Heinig stated this is the parcel of land north of the High School and that it extends to CTH HD and includes a 2nd parcel on the east side of CTH HD. He stated that this would include a network of streets and open up the opportunity for additional access to CTH HD north of McHugh Road. The annexation will be zoned agricultural and its comp plan designations are lower density residential. He expects future requests for mixed use and/or commercial use.

Motion by Stanek, seconded by Appold to recommend to the village board the approval of the annexation petition from Robert Lunke for Tax Parcels 8-407-0, 8-408-0 and 8-428-100 from the Town of Holland. Carried 6-0.

Possible Action on SPAR (Site Plan & Architectural Review) Petition from WNB Financial, for the Construction of a new banking facility at the southwest corner of Hale Drive and Holmen Drive

Administrator Heinig stated this is the redevelopment of the property owned by Good Boy Inc. Two buildings will be demolished and the building on the west end of the parcel will remain. Winona National Bank will construct a new bank on the redeveloped property. The bank will have access from the cul-de-sac on Cole Court and from Hale Drive. He stated the number of parking spaces might be light but are sufficient for the use proposed. The structure will be entirely masonry and glass with a metal fascia. The structure is a 1 ½ story building which will add to its visual appeal. He stated the signing for the building is appropriate and well laid out to direct internal traffic flow. The landscaping is primarily located in the boulevard and meets the SPAR ordinance requirements. The lighting is primarily down directed and appropriate for the building. Lastly, he stated that there are some concerns with the direct connections from the storm ponds to the village storm system. Those concerns could be addressed by staff and administrative approval could be given after acceptable changes are made.

Engineer Dahl stated there are storm sewer pipes connecting the storm ponds directly into the Village storm system. They appear to have inverts within a foot or two of the bottom of pond elevations. This would potentially cause some long-term maintenance concerns to the Village if the private ponds were not properly maintained. He recommended they remove the connecting pipes and create an overland flow for an overtopping event similar to previous submittals.

Member Barlow asked if the locations of the signage would pose any issues with intersection sight distance requirements. Administrator Heinig stated are no sight distance issues with signage.

Motion by Stanek, seconded by Kertis to approve the SPAR (Site Plan & Architectural Review) Petition from WNB Financial, for the Construction of a new banking facility at the southwest corner of Hale Drive and Holmen Drive contingent upon staff review and approval of the modifications to storm pond storm sewers. Finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met, regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, site and building lighting, site and building signage, and site landscaping. Carried 6-0.

Updates and other informational items from and before the Planning Commission:

Administrator Heinig stated that next month's agenda already has a couple items.

Adjourn:

Motion by Grokowsky, seconded by Appold to adjourn at 7:04pm. Carried 6-0.

Minutes prepared by Chris Dahl, Village Engineer