

**Village of Holmen  
Planning Commission Minutes  
May 26, 2015**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday May 26, 2015. Present were commission members Proctor, Stanek, Sacia, Anderson, Szak, Kulcinski and Evenson along with advisory members Administrator Heinig and DPW Olson. Also in attendance were Rick Durst, Robert & Deb Moss, Jay & Diane Fernholz, Todd Wright and Patrick Barlow.

**Public Hearings**

Motion by Szak, second by Anderson to take tabled item a - Rezoning Petition from Todd Wright from R-1 (Single-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for the purpose of developing 12 single story, side by side townhomes in a condominium plat, off the table - carried unanimously.

Administrator Heinig gave the Commission information regarding the two 6-unit single story buildings, along with a community center building.

Motion by Kulcinski, second by Stanek to open the Public Hearing for item "a" - carried unanimously.

- a) Rezoning Petition from Todd Wright from R-1 (Single-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for the purpose of developing 12 single-story, side by side townhomes in a condominium plat.

Rick Durst – 508 Ryan Street – He has worked as a municipal planner for many years. This development is located adjacent to his property and impacts his driveway. He informed the Commission of different types of fill that was placed near where the community building is being proposed. He is also concerned with the possibility of double sewer & water mains. He also prepared a letter with other concerns that is included in the minutes.

Robert Moss – 507 Amanda Court – The neighbors on Amanda Court do not oppose the project, but ask a vinyl fence be installed along the west lot line.

Jay Fernholz – W7267 County Road MH – Owns property adjacent to the proposed project. Has tried to work with Todd Wright in the development stages of the project. Is concerned with how the drainage is going to be addressed. Jay also presented a letter on behalf of Clark Stephans, another neighbor that objects to the project.

Rick Durst also presented a letter on behalf of Angela & William Smith, expressing their disapproval of the project.

Patrick Barlow – 907 Dana Lane – He appreciated the development projects being done in the Village, but does not feel this project is appropriate for this site. Would like to see a single family residential development.

Todd Wright – W7091 Gaarder Road - The townhome concept provides a transition from the single family to the west to the Commercial zoning on the property to the east. He has developed a plan that shows how Mr. Durst's driveway will not be impacted.

Motion by Szak, second by Anderson to close this Public Hearing - carried unanimously.

Administrator Heinig explained the request for a YMCA program at Holmen Lutheran Church. This is a program that has been held at this location in past years and they are requesting a Conditional use permit.

Motion by Kulcinski, second by Stanek to open the Public Hearing for item b – Conditional Use Petition for a YMCA-School Aged Program at Holmen Lutheran Church (227 Morris Street) - carried unanimously.

There were no comments.

Motion by Kulcinski, second by Evenson to close this Public Hearing - carried unanimously.

Motion by Kulcinski, second by Evenson to approve the minutes of the April 28, 2015 meeting - carried unanimously.

### **Public Comment**

Rick Durst expressed his concerns for the 3 minute time limit for comments during a public hearing. He does not feel that is enough time to present the information in full detail.

### **Agenda Items**

- #5 Action and Recommendation on Rezoning Petition from Todd Wright from R-1 (Single-family District) to PUD (Planned Unit Development District) to include Site Plan & Architectural consideration for the purpose of developing 12 single story, side by side townhomes in a condominium plat.

This property is zoned R-1 and the density being proposed is in accordance with that density. The proposal indicates accessing the property off the north end of the existing Ryan Street right of way, but staff feels the right of way should be extended northerly to a point where a driveway for the project could enter the site independently. All drainage is to be addressed on-site as indicated by the detention area on the plan. The privacy fence on the westerly property line was discussed with Mr. Wright and he agreed to include that in the development plan.

Member Szak likes the use for the area, but agrees with staff that the road extension to gain the drive access should be a part of the plan.

Member Anderson agrees with member Szak.

Member Stanek can see possible maintenance issues with a shared drive access and also feels the road extension is necessary.

Members Kulcinski and Evenson also agreed with the need for a road extension.

Motion by Kulcinski, second by Stanek to recommend approval of the Rezoning, with the condition that Ryan Street be extended northerly to provide an independent drive access for the project – carried unanimously,

#6 Action and Recommendation on Conditional Use Petition for a YMCA-School Aged Program at Holmen Lutheran Church (227 Morris Street).

Motion by Szak, second by Anderson to recommend Approval of the Conditional Use Permit - carried unanimously.

**Other Items**

Motion by Evenson, seconded by Kulcinski to adjourn at 7:15 PM - carried unanimously.

Dean K. Olson  
Director of Public Works