

**Village of Holmen
Planning Commission Minutes
November 3, 2014**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Monday November 3, 2014. Present were commission members Proctor, Johnston, Stanek, Evenson, Szak, Sacia, and Kulcinski; along with advisory members Administrator Heinig and DPW Olson and Dick Barbour.

There were no minutes of the previous meeting.

Public Comment

There were no public comments.

Agenda Items

#4 Conceptual Development Review – Discussion only with Dick Barbour.

Administrator Heinig explained the conceptual plan is essentially the same plan that was reviewed earlier, but the developer has made adjustments to the roadway alignments as well as modifications to the different use boundaries, based on staff recommendations. This plan also shows the various easement locations on the site that will also need to be addressed. This project is an infill development that has a variety of existing uses around the perimeter. The proposed layout of the different proposed uses will transition to those uses.

Rod Stanek – Has there been any contact with the existing residents along the south side of Gaarder Road? – Not yet. Dick Barbour presented his approach to informing the public of the potential changes to the zoning, including a public Hearing, as required, or possibly holding an open house where people can ask questions about the plan.

Rod Stanek – Do you have a timetable in mind for the project? Mr. Barbour hopes to break ground in the spring of 2015 for sections of the project – probably the Twindo/Duplex lot area. There has been interest in the Multi-family portion of the site, as well as the Condominium PUD area. He has not received any positive feedback on the Commercial yet and that may take more time to be finished.

Ron Sacia – How will this development affect the existing Utilities? The Village water system is sufficient to provide service to the future residents. Although the Wastewater Treatment Plant is reaching its limits, the Regionalization plan will be completed in time to avoid problems with overloading that system.

There is no action required, but the developer would like a consensus from the Commission regarding the proposed conceptual layout, or concerns they have. The members of the Planning Commission agreed this concept plan had merit and had no concerns, as long as the design of the site proceeds under these guidelines.

Motion by Evenson, seconded by Johnston to adjourn at 7:00 PM - carried unanimously.

Dean K. Olson
Director of Public Works