

**Village of Holmen
Planning Commission
June 28, 2011**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday June 28, 2011. Present were commission members Moser, Spanel, Evenson, and Ebner. Szak was excused. Additionally present was Andrew Bremer of MSA Professional Services.

Motion by Ebner, seconded by Moser to approve the minutes of the May 31, 2011 meeting. Carried unanimously.

Public Comment

John Oliver spoke concerning the purchase of 304 State Street. Mr. Oliver would like to move his small engine repair business to the location, but his business does not meet the zoning requirements of the existing B1 zoning. He requested that the B1 zoning be changed to allow this type of business. Mr. Oliver explained his business operation and his plans for the property.

Steve Lindeman spoke about property he owns on Blackwelder Place in the TID #2. He discussed the small amount of interest he has had for selling his property as business property. Mr. Lindeman stated that he previously proposed multi-family housing, but was denied due to the proximity to conservation area and the possibility of pet cats that may be part of the housing. He requested that re-zoning to R5 be considered for his property.

Agenda Items

Proctor called the public hearing to order at 6:45 PM for a conditional use permit at 1524 Flat Road. No one spoke against the permit. Dale Brott & Clint Meyer discussed the location of the mini-warehouses on the property. Proctor closed the public hearing at 6:51 PM. Bremer noted that conformance with the existing developer's agreement is required and that a CSM would be needed if the mini-warehouses are sold individually. Motion by Moser, seconded by Ebner to recommend to the Village Board approval of a conditional use permit for mini-warehousing at 1524 Flat Road. Carried unanimously.

The Commission discussed proposed zoning ordinance amendments to the B-1 zoning district. Bremer stated that currently B-1 does not allow for any type of residential dwelling. Bremer proposed changing B-1 to allow residential dwelling on the ground floor as a conditional use and residential dwelling above the ground floor as a permitted use. Additionally the Commission discussed the request by John Oliver to amend B-1 to allow for small engine repair. Bremer proposed adding to B-1 Equipment Repair, Services, and Sales as a conditional use. Motion by Proctor, seconded by Evenson to recommend to the Village Board approval of amendments to the B-1 zoning district to include (1) residential dwelling units above the ground floor as a permitted use, (2) residential dwelling units on the ground floor only as a conditional use, and (3) equipment repair, services, and sales as a conditional use. Carried unanimously.

The Commission discussed proposed changes to the Seven Bridges Master Plan and zoning ordinance amendments for TID #2. Bremer explained that amending the zoning ordinance and creating a design overlay district in the TID #2 will create design standards within the zoning ordinance that only apply to TID #2. Bremer presented revised design standards that would replace the existing development guidelines (pages 26-37) of the TID #2 Master Plan. Bremer explained that the new standard clearly defines what a recommendation is and what a requirement is. Bremer also noted that there are general recommendations and

requirements for the entire TID #2 and then additional specific recommendations and requirements depending on the land use. A public hearing will be held at the July 26 Planning Commission meeting for action on the proposed changes to the Seven Bridges Master Plan and zoning ordinance amendments for TID #2.

Motion by Moser, seconded by Evenson to adjourn at 7:30 PM. Carried unanimously.

Ben Spanel
Director of Public Works