

**Village of Holmen
Planning Commission Minutes
November 24, 2015**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday November 24, 2015. Present were commission members Proctor, Stanek, Sacia, Anderson, Evenson, Kulcinski and Szak, along with advisory members Administrator Heinig and DPW Olson. Also in attendance were Andrew Bremmer and Pat McKnight.

Public Hearings - None

Motion by Szak, second by Stanek to approve the minutes of the October 27, 2015 meeting - carried unanimously.

Public Comment - None

Agenda Items

- #5 Continued Discussion, Comment and Review on the Update to the Comprehensive Plan, and Possible Action and Recommendation on such Update to the Comprehensive Plan, either in whole or in part.

Andrew Bremmer presented a draft copy of the updated Comprehensive Plan. The format of the document has been changed from the original two volumes to a single volume with 4 Chapters and an Appendix.

Current standards do not allow for development on land in excess of 12%. Looking forward, there are situations that may arise where this could prevent development of certain lands. The Commission felt the 12% standard is a good reference point, but thought lands between 12% and 20% could be looked at on a case by case basis to determine if development of steeper slopes was valid.

Chapter 3 – Future Land Use Map had a number of changes from the previous document. There is more residential use in areas northeast and southwest of the Village that may come to fruition within the next 30 years. Areas within TIF #2 have been modified to create a better mix of uses, adding an area for mixed use Residential/Commercial. The area south of CTH “MH”, along CTH “XX” was changed from Mixed Residential to Mixed use Commercial/Light Industry. The construction of the new substation makes a residential use in this area unlikely. A section of existing residential on the east side of Holmen Drive, between Sunset Drive and Walnut Drive is indicated as Mixed Use Residential/Commercial because of the location adjacent to a major thoroughfare.

The next step is to schedule a public hearing to get input from the public before final adoption. After discussing timing options, it was decided to hold the public hearing at the regular Planning Commission meeting on February 23, 2016.

Other Items - None

Motion by Kulcinski, seconded by Evenson to adjourn at 7:35 PM - carried unanimously.

Dean K. Olson
Director of Public Works