

**Village of Holmen
Planning Commission Minutes
June 27, 2017**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday, June 27, 2017. Present were commission members Proctor, Stanek, Rugroden, Ebner, Grokowsky, Appold and Johnston, along with advisory members Administrator Heinig and DPW Olson and Pat McKnight.

Public Hearing - None

Motion by Johnston, second by Grokowski to approve the minutes of the May 30, 2017 meeting – carried unanimously.

Public Comment - None

Agenda Items

#5 **Action and Recommendation on Ordinance update by the Village of Holmen modifying site plan and architectural requirements in both the general Village and in the South Holmen Drive Corridor and in the Seven Bridges Architectural District.**

A public hearing for the modifications of this ordinance was held during the May Planning Commission meeting, and received no comments either in support of or in opposition to. The current ordinance has been in place for a number of years, but over time, staff has found areas that need to be reviewed to be more effective. Many aspects of the ordinance work well for the growth corridor, however the expectations for buildings in the light industrial and manufacturing districts are quite restrictive. There are currently three different documents – the overall SPAR requirements, the Seven Bridges requirements and the South Holmen Drive overlay. The process before you would incorporate the different areas into a single document. The minimum standards will remain in place village wide, but modified for specific situations as indicated in item 5 on page 8 – Manufacturing (M) and Light Industrial (LI) zoning districts only, rough –sawn wood siding, vinyl siding, metal panel/siding systems and other panelized products shall not cover more than seventy-five (75) percent of the non-street facing façade and shall not cover more than fifty (50) percent of the street facing side. In addition, the Seven Bridges and South Holmen Drive submittal process was defined differently than the overall submittal, and would be changed for consistency.

Motion by Johnston, second by Stanek to recommend approval of the modifications to the ordinance to the Village Board. Member Grokowski asked who the ordinance protects or benefits. The ordinance benefits existing property owners and adjacent zoning districts. If a site plan is submitted in an area that is adjacent to a residential district, as an example, the SPAR board can impose additional requirements of the site plan to protect those entities. For the most part, the modifications will affect properties that are in districts that

would not be viewed by residential developments. Member Rugroden asked about the use of LP siding. This would be permitted because it is a more decorative and visually appealing than vinyl siding. Member Johnston appreciates the modifications being proposed to help promote the further development of businesses in these zoning districts. – the motion carried unanimously.

#6 **Action and Recommendation on Extraterritorial Plat Review—Preliminary Plat of Wildflower Subdivision in the Town of Holland.**

This is a Preliminary Plat for a property in the Town of Holland, but within the extraterritorial review area for the Village. The Village has the opportunity to comment on issues that may violate subdivision ordinances, affect groundwater and the health of our residents as well as compliance with the official street map. The Village official street map shows a connection between the proposed subdivision and CTH XX, but that was a general overview and did not take into consideration topography when the map was developed. The elevation difference between the proposed subdivision and CTH XX is extreme and would not permit a roadway to be constructed for that connection. DPW Olson expressed a number of concerns regarding the proposed plat. The subdivision consists of 30 single family lots on a single access point. This could create an issue for emergency response vehicles. The two cul-de-sacs have what appears to be a green space island in the center, having an outside radius of 30 feet. Fire trucks may have a difficult time maneuvering in those areas if a vertical face curb is installed on those islands. Many of the lots in the proposed development are slightly over half acre in size. Given the recent findings of excessive nitrate levels in the groundwater experienced in this area, we question whether the additional density will help to contribute to the groundwater contamination.

Member Stanek asked if there was an opportunity to connect an additional street to the east. The property to the east is part of the Mississippi Valley Conservancy and will probably not be developed.

Motion by Ebner, second by Johnston to recommend approval of the Preliminary Plat, adding the concerns and suggestions by staff - carried unanimously.

#7 **Action and Recommendation on Consideration of Final Plat for Evergreen Subdivision.**

The subdivision is nearing the end of the construction phase and will be ready for home construction in the near future. The plat is consistent with the preliminary plat that was submitted and staff supports approval of the Final Plat, as presented.

Member Rugroden questioned the size of the lots, appearing smaller than what was seen on other plats recently reviewed. Lot sizes were discussed with the Developer during the Preliminary Plat phase and it was the Developer's choice to go with slightly smaller lots. The lots as shown on the plat meet or exceed the minimum lot size established in our Land Development Ordinance.

Motion by Ebner, second by Jothston to recommend approval of the Final Plat to the Village Board – carried unanimously.

#8 **Action and Recommendation on Petition for minor modification to the Field of Dreams Manor PUD, including Site Plan & Architectural Review (SPAR) for a new Field of Dreams Manor Spa Building off North Court.**

Field of Dreams Manor is a development that was approved previously. The original site plan included two 41 unit multi-family buildings, with a small office building. The first of the two buildings has been completed, with the second one to start construction in August. The Developer has asked for a modification to the site plan, adding another small building, similar to the office building on the original plan, located off the northeast corner of the parking lot, to house a fitness center for the development. The location of the additional building falls within an area that was originally designated for stormwater detention, significantly reducing the capacity of that area for its intended purpose. There are two possible solutions that can alleviate our concerns – 1) locate the building in an area that will not affect the detention or 2) create additional stormwater detention to adequately compensate for the capacity lost as a result of the building construction. Staff suggests the SPAR Board approve the additional building, with the condition staff approve the changes needed to maintain the stormwater capacities that were previously approved.

Motion by Ebner, second by Stanek to approve the modification to the Field of Dreams Manor PUD, contingent upon staff review and approval of the stormwater issues – carried unanimously.

Motion by Grokowski, seconded by Stanek to adjourn at 7:30 PM - carried unanimously.

Dean K. Olson
Director of Public Works