

**Village of Holmen
Planning Commission Minutes
September 24, 2013**

Village President Proctor called the Planning Commission meeting to order at 6:30 PM on Tuesday September 24, 2013. Present were commission members Proctor, Johnston, Stanek, Olson and Evenson, along with advisory members Administrator Heinig and DPW Olson. Members Kulchinski and Szak were absent. Also in attendance were Tim Sharpe and Dick Berg.

Motion by Olson, seconded by Johnston to approve the minutes of the August 27, 2013 meeting - carried unanimously.

Public Hearing

#3 – Regarding a petition from Tim Sharpe to rezone property on Linden Drive (Parcel 14-130-4) from B-2 General Business District to R-6 Zero Lot Line Two Family Residential District.

Motion by Olson, second by Evenson to open the Public Hearing for the rezoning request – carried unanimously. There were none present that spoke in favor or against the rezoning. Motion by Olson, second by Evenson to close the Public Hearing – carried unanimously.

Public Comment

There were no public comments.

Agenda Items

#5 – Possible Action and Recommendation on a petition from Timothy Sharpe to rezone Property on Linden Drive (Parcel 14-130-4) from B-2 General Business District to R-6 Zero Lot Line Two Family Residential District.

Administrator Heinig explained Mr. Sharpe had requested the rezoning because the size of the parcel makes it difficult to create a Commercial/Business development. Administrator Heinig had received two comments regarding the rezoning, however neither was in favor or against the action. Staff recommends denial of the rezoning because it does not conform to the Comprehensive Plan and does not meet the density or economic benefit thresholds. Mr. Heinig stated that a zoning of R-5 would permit development of a multi-family structure with underground parking that could meet the intent of the Comprehensive Plan. Member Stanek asked if this was the property just north of the Post Office – Yes. Member Olson asked if the Commission has the ability to change the designation of the rezoning as part of the motion - the Commission has the ability to assign a different zoning than that requested. Tim Sharpe stated he would be receptive to the R-5 zoning and would appreciate not having to go back through the application process. Motion by Olson, second by Stanek to recommend rezoning of the parcel to R-5 Multiple-family Residential District - carried unanimously.

#6 – Possible Action and Recommendation on Extraterritorial Review of Proposed CSM on Parcel 8-45-0, County Road V, by Barry Lee.

Administrator Heinig informed the Commission that the Village has extraterritorial review of Plats and CSMs that are located within a mile and a half of the Village Boundary. This CSM is located north of the Village in the Town of Holland and is outside of any anticipated growth corridor and staff has no objection to the land division. Motion by Johnston, second by Olson to recommend approval of the CSM – carried unanimously.

#7 – Possible Action and Recommendation on Extraterritorial Review of Proposed CSM on Parcel 8-1057-6, Amsterdam Prairie Road, by Jim Anderson.

This land division is located on the west side of Amsterdam Prairie Road in the Town of Holland and outside of the planned development areas. Motion by Evenson, second by Olson to recommend approval of the CSM – carried unanimously.

#8 – Possible Action and Recommendation on Extraterritorial Review of Proposed CSM on Parcel 8-54-0 and 8-812-0, McHugh Road, by Pedretti Revocable Living Trust.

Administrator Heinig described the area of this proposed land division, showing it is a Town of Holland Island on the south side of McHugh Road. During recent meetings between the Town and the Village, this is an area that both communities agree should come into the Village. Mr. Pedretti was trying to re-divide the two parcels so he can sell his house and maintain ownership of the other for future development. At this time, Mr. Pedretti is not intending to pursue the land division. Staff has discussed the land division with Mr. Pedretti and informed him this land should be annexed to the Village. Motion by Olson, second by Johnston to deny the CSM – carried unanimously.

Motion by Olson, seconded by Johnston to adjourn at 7:25 PM - Carried unanimously.

Dean K. Olson
Director of Public Works