

**CITY OF HARRIS  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**Date:** Monday, January 26, 2026

**Time:** 7:00 p.m.

**Location:** Harris City Hall

**I. Call to Order-**The meeting was called to order at 7:00 p.m.

**II. Pledge of Allegiance-**The Pledge of Allegiance was recited.

**III. Oath of Office-**The Oath of Office was administered to Commissioner Shari Denny. Commissioner Al Siedow was absent and will be sworn in at a future meeting.

**IV. Roll Call-Present:** Chair Borash, Commissioner Elmquist, Commissioner Denny, Commissioner Kolatski

Absent: Commissioner Al Siedow

A quorum was present.

**V. Consent Agenda-**Motion made by Commissioner Denny and seconded by Commissioner Elmquist to approve December 15, 2025, regular meeting minutes. Motion carried unanimously.

**VI. Public Comment-**No public comments were received.

**VII. Public Hearing – Ordinance Updates to Public Utilities 54.02 & 54.03**

A public hearing was opened at approximately 7:03 p.m. regarding administrative updates to the Public Utilities Ordinance sections 54.02 and 54.03. The update clarifies and aligns ordinance language with the City's adopted fee schedule and removes conflicting fee references. No public comments were received. The public hearing was closed.

**VIII. Regular Agenda**

**A. Public Utilities Ordinance 54.02 & 54.03**

Following the public hearing, the Commission discussed the ordinance updates. Motion made by Commissioner Elmquist and seconded by Commissioner Denny to recommend approval of the ordinance updates to the City Council. Motion carried unanimously.

**B. Soltek, Inc. – Proposed Solar Project (PID 14.00221.00)**

Representatives from Soltek, Inc. presented an overview of a proposed ground-mounted solar project. Discussion included site layout options, subdivision considerations, ownership structure, zoning requirements, interim use permit (IUP) process, decommissioning requirements, and utility access. Commissioners discussed the need for a public hearing and completeness of the IUP application, including a decommissioning plan consistent with City ordinance.

Motion made by Commissioner Denny and seconded by Commissioner Elmquist to schedule a public hearing at the next Planning Commission meeting to consider the Interim Use Permit applications. Motion carried unanimously.

**C. Update on Water and Sewer Connection Requirements and Exemptions**

The Commission discussed proposed updates to water and sewer connection requirements, including potential exemptions and triggering conditions. Public input was received from property owners regarding costs, assessments, timelines, and fairness between residential and commercial properties. Discussion focused on balancing property rights, public health, funding requirements, and long-term infrastructure planning. No formal action was taken; the item was discussed for further refinement.

**IX. Commissioner Reports-** No additional commissioner reports were presented.

**X. Adjournment-**Motion made by Commissioner Elmquist and seconded by Commissioner Denny to adjourn the meeting. Motion carried.  
The meeting adjourned at approximately 8:00 p.m.

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City Clerk- Randy Carlson

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Jeff Borash- Chair

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Date Approved