## Harris Planning Commission Regular Meeting Minutes Monday, January 27, 2025

- I. Call to Order Vice-Chairman Borash called the Planning Commission to order at 7:00 p.m.
- **II. Pledge of Allegiance –** All present participated in the Pledge of Allegiance.
- III. Oath of Office City Clerk Shannon Geier administered the Oaths of Office to Jeff Borash and Neil Elmquist.
- IV. Roll Call Geier conducted roll call. Present were Commissioner Shari Denny, Commissioner Tina Kolodziej, Commissioner Neil Elmquist, and Vice-Chairman Jeff Borash. Al Siedow was absent. Geier announced a quorum was present.
- V. **Consent Agenda** Elmquist made a motion to amend the regular agenda by adding item "G," Changing the December Meeting Date. Denny seconded the motion. All in favor, motion carried.

- Denny made a motion to approve the November 25, 2024, Regular Meeting Minutes. Elmquist seconded the motion. All in favor, motion carried.

- VI. Public Comment None.
- VII. Public Meeting for Additional Dwelling Units Borash opened the public meeting at 7:05 p.m. Ericka Esada, was present to speak in favor of Additional Dwelling Units (ADU). Their family recently moved to Harris, and they have a son with a brain injury. They are looking for options so he may live close. They live on ten acres so an ADU would be perfect. There were no other comments. The Public Meeting was closed at 7:10 p.m.

## VIII. Regular Agenda -

- A. **Annual Designations** Denny made a motion to appoint Borash as Chairman for 2025. Elmquist seconded the motion. All in favor, motion carried. Elmquist made a motion to appoint Denny as Vice-Chair for 2025. Borash seconded the motion. All in favor, motion carried.
- B. Prefer Properties CUP Johnny Mold was present to discuss the Conditional Use Permit (CUP) for 45560 Forest Blvd. He brought in some modular pods to use as storage units for himself, but he may also rent them out as mini-storage units. Mold was advised that his CUP does not allow storage units. The CUP would need to be revised before renting out the storage units. Mold stated there are currently thirty-five pods, 8foot wide, and the area will be secured. When asked if anyone was living in the existing building, Mold said "No." The Commissioners asked for a CUP Amendment to be prepared for a hearing on March 24<sup>th</sup> Planning Commission meeting.
- C. Additional Dwelling Units City Planner Claire Stickler and Commissioners reviewed the Accessory Dwelling Units Ordinance for any additions or corrections. Three changes were made.

1) 154.34: Change in ADU definition from "that is 750 square feet or less" to "a minimum of 400 square feet."

2) 154.34: Add to (D) (8) *Tiny Home* "on a permanent foundation."

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3) 154.07 (A): Change "in section 154.33 may be 500 square feet" to "in section 154.34 may be 400 square feet."

Denny made a motion to forward the updated Additional Dwelling Units Ordinance to the Council for consideration and approval. Elmquist seconded the motion. All in favor, motion carried.

- D. Dog boarding and kennel and dog ordinance After a brief discussion, the Commissioners asked that this item be put on next month's meeting agenda.
- E. **Gustafson's** City Planner Stickler provided a staff report advising the Commissioners that an application and site plan has not been received for the KC Gustafson Development on Georgia Ave. A discussion ensued as to whether Harris is short-sighted to change that location from business to residential simply because a developer is asking to build houses. The developer knew that location was zoned for business when it was purchased. The Commissioners asked Stickler to find out if Gustafson had attempted to find a business entity interested in locating in Harris. Diane Miller and Ray Kennen were present to request that if the overlay is changed to allow housing and smaller lots on Georgia Ave., then the overlay on their properties be included in that change.
- F. Renters code Geier advised the Commissioners that a complaint was received about the condition of a rental house and wanted to know what could be done about it. She contacted the County Inspector and was told that Harris does not have a rental ordinance so he could not inspect the house. Geier asked the Commissioners if they wanted to work on a rental ordinance. After a brief discussion, the Commissioners determined that a rental ordinance was not needed because there are places available for renters to contact for assistance.
- G. **Changing the December Meeting Date** Borash made a motion to change the Planning Commission December Meeting date to Monday, December 15, 2025. Denny seconded the motion. All in favor, motion carried.
- IX. Commissioner Reports None.
- **X.** Adjourn Kolodziej made a motion to adjourn the meeting. Denny seconded the motion. All in favor, motion carried. The meeting was adjourned at 9:04 p.m.

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