

**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, 8-foot 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.”

