

**Harris Planning Commission  
Regular Meeting Minutes  
Monday, October 28, 2024**

- I. **Call to Order** - Chairman Siedow called the Planning Commission to order at 7:00 pm.
- II. **Pledge of Allegiance** - All present participated in the Pledge of Allegiance.
- III. **Roll Call** - City Clerk Shannon Geier conducted roll call. Present were Chairman Al Siedow, Commissioner Shari Denny, Commissioner Tina Kolodziej, Commissioner Neil Elmquist, and Commissioner Jeff Borash. City Clerk Geier announced a quorum was present.
- IV. **Consent Agenda** – Elmquist made a motion to add to the regular agenda line item “D” Relocated Structure. Borash seconded the motion. All in favor, motion carried.  
  
- Elmquist made a motion to approve the September 23, 2024, Regular Meeting Minutes. Denny seconded the motion. All in favor, motion carried.
- V. **Public Comment** – None.
- VI. **Regular Agenda** -
  - A. **Additional Dwelling Units** – City Planner Claire Stickler was present with an updated draft of the Accessory Dwelling Units (ADU) Ordinance. Upon review of the updated ordinance, the Commissioners asked that the requirement of 500 square feet or less be removed from the ADU definition. They also determined that the definitions of childcare provider, farm worker, and health care provider could be removed. The ADU definition is confusing and will be changed to say detached or attached to a single-family dwelling. The last part of Item #4 of the design standards, “including similar material, material design, color and texture,” will be removed. Design standards #6 will be changed to modular homes definition. Denny made a motion to move forward with a public hearing on the ADU Ordinance. Borash seconded the motion. All in favor, motion carried.
  - B. **Discussion about lot splits/rezoning for the KC Gustafson lots** – The Commissioners discussed options for the property such as rezoning for residential, readjusting the overlay lines, amending the overlay, rewording the overlay to account for residential rather than business, and allowing for higher density by adjusting R1 lot size, width, and depth. Stickler will contact Gustafson to get a better feel for what they want to propose and invite him to the next Planning Commission meeting.
  - C. **Comprehensive Plan** – Tabled until next month.
  - D. **Relocated Structure** – Elmquist made a motion to report that the house as presented for relocation will be compatible with other development in the area and forward to the council for final approval. Kolodziej seconded the motion. All in favor, motion carried.

- VII. Commissioner Reports** – Siedow reported that the playground at Schoolhouse Park is complete.
- VIII. Adjourn:** Borash made a motion to adjourn the meeting. Denny seconded the motion. All in favor, motion carried. The meeting was adjourned at 8:13 pm.

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**City Clerk – Shannon Geier**

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**Allen Siedow - Chair**

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**Date Approved**

Approved