

**Harris Planning Commission
Regular Meeting Minutes
Monday, November 25, 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 approve the October 28, 2024, Regular Meeting Minutes. Denny seconded the motion. All in favor, motion carried.
 - Elmquist made a motion to add to the Regular Agenda, line item Adjusting lots size, Rezoning KC Gustafson lots. Borash seconded the motion. All in favor, motion carried.
- V. **Public Comment** - None.
- VI. **Regular Agenda** -
 - A. **Adjusting lot size for rezoning KC Gustafson lots**- Kevin and Keith Gustafson were at the Planning commission meeting. Several ideas were discussed of what should be constructed. Gustafson will have plans drawn up and have them for the January meeting. A public hearing will be scheduled for the January 27th meeting, if the application is submitted on time (no later than January 7th) to set notice of a public hearing. The public hearing will likely be for a zoning text amendment to allow for smaller lot sizes, and an amendment to the overlay district to allow for first floor living.
 - B. **Additional Dwelling Units** – City Planner Claire Stickler was present with an updated draft of the Accessory Dwelling Unit (ADU) Ordinance to review with the Commissioners. The changes include keeping the minimum dwelling unit at 750 square feet or more, removing language on material color of the structure, clarifying that park model homes and tiny homes are not allowed, and adding an access provision for emergency vehicles. The public hearing will be held at the Planning Commission meeting, on January 27th.
 - C. **Tiny Homes** – Information regarding tiny home was discussed during discussion with ADU's . Stickler included information to the Commissioners for consideration of tiny houses and the 2020 Minnesota residential code.
 - D. **Comprehensive Plan** – The commission was presented with the goals, policies and implementation of the draft comprehensive plan. There was some discussion on where these were developed from, Stickler clarified that many were taken and updated from the 2011 document. There was some discussion on minor edits that Stickler will update for the January meeting.
 - E. **December PC meeting** – Borash made a motion to cancel the December 23rd Planning Commission meeting. Elmquist seconded the motion. All in favor, motion carried.
- VII. **Commissioner Reports** - none

VIII. Adjourn - Elmquist made a motion to adjourn the meeting. Kolodziej seconded the motion. All in favor, motion carried. The meeting was adjourned at 8:34 pm.

City Clerk – Shannon Geier

Allen Siedow - Chair

Date Approved

Approved