

**Harris Planning Commission
Regular Meeting Minutes
Monday, August 25, 2025**

- I. **Call to Order** – Chairman Borash called the meeting to order at 7:02 p.m.
- 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 Jeff Borash, Commissioner Shari Denny, Commissioner Tina Kolodziej, Commissioner Neil Elmquist, and Commissioner Al Siedow. Geier announced a quorum was present.
- IV. **Consent Agenda** – Siedow made a motion to approve the Regular Meeting Minutes of July 28, 2025. Elmquist seconded the motion. All in favor, motion carried.
- V. **Public Comment** – None.
- VI. **Regular Agenda** -
 - A. **Discussion on Cannabis Interim Ordinance 2023-04 update and/or discuss Chisago County Cannabis Ordinance and their amendment** – State laws regarding cannabis have changed and the Harris Cannabis Ordinance must be updated to meet the new state regulations. The Commissioners discussed the possibility of adopting Chisago County's Ordinance. Shannon indicated that more time is needed to thoroughly review the county's regulations. Siedow made a motion to recommend to the council that the county's ordinance be adopted. Kolodziej seconded the motion. All in favor, motion carried.
 - B. **Discussion on Zoning updates or amendments** - The Commissioners considered establishing a transitional area between zones R1 and R2, referred to as R1.5 for discussion. R1 is characterized by smaller, urban lots, while R2 includes parcels with a minimum size of 5 acres. The proposed R1.5 zone would consist of lots ranging from 1 to 3 acres.

Additional items discussed included:

 - The necessity for water and sewer connections;
 - The process by which Pine Tree Estates was divided into lots of 1 to 1.5 acres;
 - Considerations regarding Jeff Gossen's property, specifically whether subdivision into smaller lots is permissible given its size of over 10 acres, and whether hook up to sewer and water will be required;
 - A preference for slow, managed growth.

It was noted that the next development area may allow the sale of smaller lots, without an immediate requirement for sewer or water hookups. Decisions regarding locations for smaller lots should not be solely dependent on utility access.

The group emphasized the importance of thoughtful planning and questioned whether existing zones should be fully utilized before expanding further.

Cost options were requested as part of the ongoing evaluation process.

VII. **Commissioner Reports** – None.

VIII. **Adjourn** – Siedow made a motion to adjourn the meeting. Borash seconded the motion. All in favor, motion carried. The meeting was adjourned at 8:07 p.m.

City Clerk – Shannon Geier

Jeff Borash - Chair

Date Approved