

**Harris Planning Commission  
Regular Meeting Minutes  
Monday, August 26, 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** – Borash made a motion to approve the July 22, 2024, Regular Meeting Minutes. Elmquist seconded the motion. All in favor, motion carried.
- V. **Regular Agenda** -
  - A. **Additional Dwelling Units (ADU)** – At the July meeting the Commissioners were given copies of ADU ordinances from other cities to review. The Commissioners discussed with City Planner Claire Stickler their thoughts from the review: The ADU must be located behind or beside the primary structure, the ADU would require a building permit and not a conditional use or interim use permit, the ADU would be subject to the ordinance setbacks, the ADU cannot be larger than the primary structure, the ADU could be attached or detached, only one ADU subordinate to the primary structure will be allowed, the property owner must live in one of the houses and the other house could be a rental. The distance between the two houses was questioned for access of emergency vehicles. The fire department will be asked for a recommendation. Stickler will bring draft language based on what was discussed to next month's meeting.
  - B. **Bob Boyce – Split/development 43150 Forest Blvd** – Bob Boyce was present to ask preliminary questions about the possibility of using 430<sup>th</sup> from Ginger Avenue as access to 43150 Forest Blvd for the purpose of splitting off parcels to sell. Questions included are does the City own 430<sup>th</sup> and how is it classified? For future planning this could also be access to other properties on the west side of the parcel in question. Boyce also discussed a larger parcel on the east side of CR-30 that is landlocked. He is in the process of negotiating an easement from a family member. A meeting was planned but did not happen. The only other way for access is the City may force a sixty-foot wide cartway. Boyce will collaborate with Stickler to determine the status of 430<sup>th</sup>, and if a shared driveway could be an option from 430<sup>th</sup> for splitting 43150 Forest Blvd property.
  - C. **K. Gustafson – KC Gustafson Construction – lot splits/rezoning** – Calvin Gustafson and Tim Hughes were present to discuss development ideas for the property at 439<sup>th</sup> Street and Georgia Avenue. They believe the back lots along Georgia would be most

suitable for residential and would like to build four houses there. The front lots along Ginger would be more suitable for businesses and would like suggestions for what types of businesses the City wants to see there. The Commissioners questioned why we would want houses along Georgia when the last two years were spent creating an overlay specifically for business in that area. Suggested businesses included hair salon, coffee shop drive through, and childcare. Gustafson and Hughes stated that a business on Georgia would not do well because they need frontage on a road like Ginger. They also advised the Commissioners that the City sewer and water lines were located between the original buildings and need to be reconfigured properly across the street to each lot/house.

**D. Comprehensive Plan** - Tabled due to tornado sirens

**VI. Commissioner Reports** - None

**VII. Adjourn** - Borash made a motion to adjourn the meeting. Elmquist seconded the motion. The meeting adjourned at 8:00pm.

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**City Clerk – Shannon Geier**

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**Allen Siedow - Chair**

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**Date Approved**