

**Plan Commission Regular Meeting  
March 7, 2024 at 5:00 p.m.**

Dan Vanasse, called the Regular Meeting to order at 5:06 p.m. Present was Laine Belter, Shyla Williamson, Dave Wolner, Josh Hecht (via Zoom), Ken Lehman and Dan Vanasse.

**Public Comment**

There was no public comment.

**MINUTES**

- *Motion by Belter, second by Wolner to approve minutes of February 1, 2024. Motion carried unanimously.*

**NEW BUSINESS:**

**Discussion/Possible Recommendation - Extra Territorial Plat Review - Parcel #038-1119-20-300. Applicant: Robert Strand**

- Outside of future land use
- Gunther encourages approval of plat
- *Motion by Wolner, second by Hecht to approve. Motion carried unanimously.*

Mike Kappers arrived at 5:11 p.m

**Discussion - Zoning Administration Procedures**

- CUP compliance
- Review 10 per meeting
- Copies of CUP so Plan Commission members know what to review each month
- First 10 in April

**Discussion - Future plans for property located at 710 170<sup>th</sup> Avenue and 712 170<sup>th</sup> Avenue, Somerset**

- Presentation by Jim Boo and Billy Webber
- Jim Boo purchasing property, proposed high density single family and 1-level mixed development
- Vanasse - sewer and water not continuous, would need to purchase Plourde property - how/plan?
  - Boo - met with Plourdes - wanting to work together and develop alongside
  - Hoping to annex into the Village into TIF district
- Vanasse - only access is township road, likely and obstacle. Also need to consider ease of access for emergency services
  - Webber asked about proposed solutions
- Kappers - asked Gunther about a 10 year plan for a bridge and asked Webber and Boo to speak on amenities of proposed development.
- Boo and Webber plan to meet with Plourdes to move forward.

**Adjourn:** *Motion by Vanasse, second by Williamson to adjourn at 6:04 p.m. Motion carried unanimously.*

**Tasia Berger, Village Clerk**