

**Harris Planning Commission
Regular Meeting Minutes
Monday, March 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, and Commissioner Jeff Borash. Commissioner Neil Elmquist was absent. City Clerk Geier announced a quorum was present.
- IV. **Public Hearing, Johnson Variance and CUP Greenhouse** –
 - The public hearing for the Johnson variance was opened at 7:01 pm. Casey and Alyssa Johnson were present. Casey explained that there was one location confirmed for a septic system, but he had worked up the soil so the inspector could not confirm a second location. The code requires two spots to be identified for septic, so a variance is required. City Planner Claire Stickler advised the Commission that city staff are working with the county and property owners to prevent this from happening going forward. The public hearing closed at 7:06 pm.
 - The public hearing for the CUP Greenhouse was opened at 7:06 pm. Chad Douglas, Brenda Douglas, Shekhar Nepal, and Harbour Gunderson were present representing Northern Illusions. Surrounding property owners were present to comment and ask questions. Douglas began by explaining that their business is a wholesale cannabis cultivation, and it will be completely contained within an indoor facility. The facility will be fenced and have a security system. The driveway will be gated. The property owners voiced concerns about security, odor, lighting, environmental issues, disposal of waste, and increased traffic. The Northern Illusions representatives answered all their questions and went into detail about the state regulations concerning growing marijuana. The public hearing closed at 7:40 pm.
- V. **Consent Agenda** - Borash made a motion to approve the February 26, 2024, Regular Meeting Minutes. Denny seconded the motion. All in favor, motion carried.
- VI. **Regular Agenda** -
 - A. **Johnson Variance** – Denny made a motion to forward the request for variance to the City Council for review and recommends it be considered for approval. Borash seconded the motion. All in favor, motion carried.
 - B. **CUP Northern Illusions Greenhouse** – The proposed CUP was reviewed, and several requirements were clarified. Stickler will update the CUP before presenting it to the City Council with amendments to #6, and #14, findings of fact #1, #4, and #7, and background. Denny made a motion to forward the CUP to the City Council for review and consideration for approval. Borash seconded the motion. All in favor, motion carried.

- C. **Scott County and Harris Mineral Extraction ordinances** – The Commissioners discussed items from the Scott County Ordinance that would be improvements to the Harris Ordinance. Stickler will update the Harris Ordinance with all items agreed upon. Staff will request an attorney opinion on the enforcement section. Denny made a motion to schedule a public hearing for the Mineral Extraction Ordinance at the April 22nd Planning Commission meeting. Borash seconded the motion. All in favor, motion carried.
 - D. **Pool at 43757 Falcon Ave** – No permit needed. At a future meeting, consider adding requirements for a fence or cover and location of rear or side yard.
 - E. **Planning Commission Application** – Borash made a motion to recommend to the City Council that Tina Kolodziej be appointed to fill the open Planning Commissioner position. Denny seconded the motion. All in favor, motion carried.
 - F. **Comprehensive Plan** – Tabled.
- VII. **Commissioner Reports** – None.
- VIII. **Adjourn** - Denny made a motion to adjourn the meeting. Borash seconded the motion. All in favor, motion carried. The meeting adjourned at 8:59 pm.

City Clerk – Shannon Geier

Allen Siedow - Chair
