

**Project Management Meeting Minutes  
Harrisville City Office  
Thursday, January 9, 2020 – 9:00am**

**Attendance:**

Matt Robertson (City Engineer)  
Sean Lambert (Public Works Director)  
Todd Richins (PineView Water)  
Grover Wilhelmsen (City Council)  
Jennie Knight (City Recorder)  
Laurence Boswell (Land Use Coordinator)  
Ryan Barker (North View Fire)

**Visitors:**

Lesha Spencer  
Pat Burns

**1. Meet with Lesha Spencer about developing property located at 1371 N Washington Blvd.**

Lesha Spencer explained she is here to discuss the possibility of extending low density housing towards Washington Blvd, and setup an HOA to care for the wetland area. The remaining area would be developed commercial. She asked if the current RE-15 zoning could be changed to smaller lot sizes, maybe 8,000-10,000 square foot lots.

Matt Robertson explained the city currently does not have an ordinance allowing 8,000 square foot lots. Also, the city does not have an ordinance allowing HOA's or private roads at the moment.

Lesha Spencer asked if the zoning could be changed from RE-15 to R-1-10. Matt Robertson explained this area does not boarder R-1-10 and is shown in the general plan to remain RE-15. The city does not want to allow multi family housing next to RE-15.

Jennie Knight explained the portion of the proposed Mixed-Use Ordinance allowing for Commercially based mixed-use development has been removed from the ordinance at this time. There will not be an ordinance to develop this standard being proposed in the near future.

Lesha Spencer asked about the Mixed-Use Development on 1500 North Washington Blvd. She asked if indoor storage would be allowed on the commercial pads. According to current zoning ordinances, any warehousing or storage of products, or personal items is not allowed in the commercial zone. Lesha Spencer asked what would be allowed. Jennie Knight said anything that is currently included in the CP-2 zoning regulation in the Harrisville Municipal Code.

**2. Meet with Pat Burns about developing property located at approximately 201 E. Larsen Lane (walk in).**

Pat Burns returned with a previous concept plan adopted with the rezone application for this development. Sean Lambert asked what changes have been made to address issues in the design and location of the detention basin. Pat Burns said he will install a man hold. He said a pressurized system will be created for secondary water. The excess would drain into the basin. He said he is still waiting for approval from Bona Vista. Sean Lambert and Matt Robertson discussed the proposed secondary water system. Ryan Barker explained a temporary turn around will be necessary at the end of the cul-de-sac areas.

Pat Burns asked about the possibility of describing the lots fronting Larsen Lane with meet and bounds description to start building. Matt Robertson said that is a question for Bill Morris. Pat

Burns also asked about installing sewer and water lines at his own risk before the plat gets approved. Matt Robertson said he is not comfortable with that, he would rather see the plat recorded and approved before putting in any infrastructure, which is the current Harrisville standard. Under this plan, Pat Burns will need preliminary approval from Planning Commission and to provide all necessary 'Will Serve' letters from the appropriate agencies.