Town of Hammond Planning Meeting, December 3rd, 2018

Meeting called to order at 7:29 pm by Paul Hueg.

All board members present along with Adam Brown, Dave McNutt, Cole Sutheimer and Todd Erickson

Approval of agenda, Miller/ Wiedling

Minutes from November 5th, 2018 meeting approved. Wiedling/Hawkins

Todd Erickson along with property owner Cole Sutheimer made presentation for subdivision on south side of 110th avenue between 150th & 160th streets. The parcel is 65 acres with 58.9 available after Right of Ways, will meet town requirement of 2 acre lot average. Subdivision will be 29 lots done in two phases (1st -14, 2nd -15). Preliminary work with DNR Water Reg. and initial location for holding ponds located. No perk tests have been done at this time. Paul Hueg explained town road requirements of 22ft with 2 foot shoulders along with requirement of bus stops and no shared driveways allowed. Will be square footage and no pole shed covenants. Preliminary plot will need to be completed with driveway and perk locations. Planning recommended approval and sent to Full Board.

Dave McNutt inquired about a driveway location variance at lot 3, 784 170th street. Because of location of two adjacent lots driveways. This is a low volume road for traffic and sight lines are no issue.Planning recommended approval and sent to Full Board

Chairman's Report, Paul Hueg reported Darel Hall was hired as Animal Control Officer for Town. Will require amendments to current ordinance be made. Paul Hueg reported on changes to zoning from Ag-Residential to Rural One (greater than 100 units[light yellow on map]) or Rural Two (less than 100 units[dark yellow on map]). Taxes are the same rate but would make difference in future if property owner decided to sub-divide.

Paul Hueg task the Planning Commission with reviewing checklist for preliminary plat approvals.

Paul Hueg will ask Linda to make name cards for the Planning Commission

Next meeting will be January 7th, 2019.

Meeting adjourned 8:55 pm, Hawkins/Miller

Submitted by Greg Olson