

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present: Tammy Frassetto, Mark Van Hefty, Dennis Perschbacher, Jim Apitz, and Tom Uitenbroek

Excused: Scott Chicoine and Michael Linzmeier

Staff: Assistant Planner Josh Sherman, and Finance Director/Treasurer Alissa Van Eperen

4. Identify Potential Conflicts of Interest

None.

5. Public Comments (Non-Agenda Harrison Related Items)

Please be advised per State Statute section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments. It is the policy of the Village that there is a three-minute time limit per person. Time extensions may be granted by the President. Please register your name on the sign-in sheet prior to the start of the meeting.

No speakers.

6. Corrections and Approval of the Previous Meeting Minutes

a. July 22, 2025 Meeting Minutes

Motion made by Van Hefty, Seconded by Perschbacher, to approve the July 22, 2025 Meeting Minutes as printed and circulated.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

7. Convene Meeting and Enter Public Hearing

Motion made by Van Hefty, Seconded by Perschbacher, to convene meeting and enter public hearing at 6:05 pm.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

- a. Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.

No speakers.

8. Close Public Hearing and Reconvene Regular Meeting

Motion made by Apitz, Seconded by Van Hefty, to reconvene regular meeting at 6:06 pm.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

9. Old Business for Discussion, Consideration, and/or Action

- a. None

10. New Business for Discussion, Consideration, and/or Action

- a. Certified Survey Map (CSM) — Sprangers Family Trust – Highline Rd – Parcels 39012 & 39010

Motion made by Van Hefty, Seconded by Perschbacher, to approve the Certified Survey Map (CSM) request as submitted.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

- b. Certified Survey Map (CSM) - Jason Lamine- Fire Lane 12- Parcels 39994, 39996, and 40000

Motion made by Van Hefty, Seconded by Uitenbroek, to approve the Certified Survey Map (CSM) request as submitted.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

- c. Zoning Map Amendment (Rezoning) – Sprangers Family Trust –Highline Rd – Part of Parcel 39010.

Motion made by Apitz, Seconded by Perschbacher, to approve the Zoning Map Amendment from General Agriculture [AG] to Rural Residential [RR] as submitted.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

- d. Site Plan Review – North Shore Golf Club – N8421 North Shore Rd – Parcel 39918

Motion made by Uitenbroek, Seconded by Van Hefty, to approve the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

- e. Site Plan Review – Silvertree Homes, LLC – W4842 Fieldcrest Dr – Parcel 47020 – Crossroads Business Park

Motion made by Perschbacher, Seconded by Van Hefty, to approve the site plan with the following conditions. The conditions below must be must before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.

4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

- f. Site Plan Review – ProEdge Cabinets, LLC – W4836 Crossroads Court – Parcel 47032 – Crossroads Business Park

Motion made by Uitenbroek, Seconded by Perschbacher, to approve the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

- g. Zoning Report – July 2025

All reports are on file at Village Hall.

11. Set Next Meeting Date

- a. September 23, 2025 at 6:00 pm

12. Adjournment

Motion made by Van Hefty, Seconded by Perschbacher to adjourn at 6:32.

Voting Yea: Van Hefty, Frassetto, Apitz, Uitenbroek, Perschbacher

Motion carried 5-0.

Minutes submitted by:

Meghan Winkler, Clerk/HR Manager

August 27, 2025