

1. Call to Order

Plan Commission Chair Frassetto called the meeting to order at 6:00pm

2. Pledge of Allegiance

3. Roll Call

Present: Mark Van Hefty, Dennis Perschbacher, Tammy Frassetto, Jim Apitz, and Tony Schumacher

Absent: Tom Uitenbroek

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 Comment

6. Corrections and Approval of the Previous Meeting Minutes

a. April 21, 2026 Meeting Minutes for Plan Commission and Joint Meeting with Village Board

Motion made by Perschbacher, Seconded by Van Hefty, to approve the April 21, 2026, Meeting Minutes as printed and circulate.

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

Motion carried 5-0

7. Convene Meeting and Enter Public Hearing

Motion made by Schumacher, Seconded by Van Hefty, to enter public hearing.

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

Motion carried 5-0

a. Conditional Use Permit – Christ the Rock Community Church – Hwy 10-114 – Parcel 33652

Jon Mancheski spoke advising the committee members he was there for any questions that they may have.

8. Close Public Hearing and Reconvene Regular Meeting

Motion made by Van Hefty, Seconded by Apitz, to close public hearing.
Voting Yea: Van Hefty, Perschbacher, Apitz, Frassetto, Schumacher
Motion carried 5-0

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

a. Conditional Use Permit – Christ the Rock Community Church – Hwy 10-114 – Parcel 33652

Motion made by Van Hefty, Seconded by Perschbacher, to recommend approval for a Conditional Use Permit (CUP) to Christ the Rock Community Church -Hwy 10-14- Parcel 33652 for the installation of a 300kW alternating-current (AC) solar energy system, consisting of 702 variable-tilt solar panels with the following conditions.

1. All provisions of Section 117-128, Solar Energy Systems, of the zoning ordinance shall be met.
2. The applicant shall submit a Solar Energy Permit Application and all required materials outlined in the application, including a site plan showing the setback distance of the panels to the lot lines, prior to installation.
3. The applicant shall submit a Commercial Building Permit prior to installation.
4. The applicant shall comply with all local, state, and federal regulations.
5. All required screening and landscaping shall be installed and maintained for the duration of use.
6. Should operation of the system cease, the applicant shall remove and restore the site to agricultural use.
7. The applicant shall comply with all conditions of approval associated with this Conditional Use Permit.

Voting Yea: Van Hefty, Perschbacher, Apitz, Frassetto, Schumacher
Motion carried 5-0

b. Report: April 2026 Zoning Report

The report and permits are on file at Village Hall.

10. Set Next Meeting Date

a. Tentatively June 23, 2026 at 6:00 pm

11. Adjournment

Motion made by Perschbacher, Seconded by Van Hefty, to adjourn at 6:07 pm.

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

Motion carried 5-0

Minutes submitted by:

Jennifer Tenor, Deputy Clerk

May 20, 2026