

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
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. August 19, 2025 Meeting Minutes

Motion made by Apitz, Seconded by Van Hefty to approve the August 19, 2025 meeting minutes as printed and circulated.

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

Voting Abstaining: Linzmeier, Chicoine

Motion carried 5-0-2.

7. **New Business for Discussion, Consideration, and/or Action**

a. August Village Board Votes: Plan Commission Items

No action taken.

b. Site Plan Review – Queen of Cleaning – W5006 Amy Avenue – Parcel 45302

Motion made by Van Hefty, Seconded by Uitenbroek 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. Village staff recommends an exception to the 25-foot rear setback. This request is due to the unique site conditions: the rear of the property abuts a parking lot to the north, and as a corner lot, the site is subject to two 25-foot front yard setbacks, which already limits the buildable area.
5. Only those use permits in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.
7. No off-premise signage in the Village Right of Way.

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Apitz, Uitenbroek, Perschbacher
Motion carried 7-0.

- c. Site Plan Review – Kelderman Plumbing – W4824 Crossroads Court– Parcel 47022 & 47024
– Crossroads Business Park

Motion made by Chicoine, Seconded by Linzmeier, 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, Linzmeier, Chicoine, Frassetto, Apitz, Uitenbroek, Perschbacher
Motion carried 7-0.

- d. Certified Survey Map (CSM) –Janice & Maurice Olson – Hwy 55 – Parcels 38640 & 38644

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

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

Motion carried 7-0.

- e. Certified Survey Map (CSM) –Village of Harrison – Ryford Street – Parcel 44944

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

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

Motion carried 7-0.

- f. August 2025 Zoning Report

All reports are on file at Village Hall.

8. Set Next Meeting Date

- a. October 21, 2025 at 6:00 pm

9. Adjournment

Motion made by Chicoine, Seconded by Perschbacher, to adjourn the meeting at 6:25 pm.

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

Motion carried 7-0.