
1. Call to Order

2. Pledge of Allegiance

3. Roll Call

PRESENT: Tammy Frassetto, Dennis Perschbacher, Jim Apitz, Michael Linzmeier, Tony Schumacher, Tom Uitenbroek and Mark Van Hefty

STAFF: Village Manager Chad Pelishek, Zoning Administrator Josh Sherman and Clerk/HR Manager Meghan Winkler.

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. March 25, 2026 Meeting Minutes

Motion made by Apitz, Seconded by Perschbacher, to approve the March 25, 2026 Meeting Minutes as presented.

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

Motion carried 7-0.

7. Convene Meeting and Enter Public Hearing

Motion made by Uitenbroek, Seconded by Van Hefty, to convene meeting and enter Public Hearing at 6:47 pm.

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

Motion carried 7-0.

- a. Zoning Map Amendment (Rezoning) – Mueller Farm Development LLC –Woodland Rd – Parcel 33598.

Jim Schreiber - W6135 Woodland Road - spoke regarding concerns about sanitary lines.

- b. Zoning Map Amendment (Rezoning) – GEM Back 40 Development LLC – Woodland Rd – Parcel 33528

8. Close Public Hearing and Reconvene Regular Meeting

Motion made by Uitenbroek, Seconded by Van Hefty, to reconvene Regular Meeting at 6:59 pm.

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

Motion carried 7-0.

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

- a. Preliminary Plat – Mueller Farm Estates – Mueller Farm Development, LLC – Woodland Rd – Parcel 33598

Motion made by Van Hefty, Seconded by Uitenbroek, to approve the Mueller Farm Estate preliminary plat with the following conditions:

1. Final plat shall include language stating that Lots 1 and 13 shall be access-restricted with egress only via Mueller Farm Court.
2. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
3. Wetlands shall be shown on the final plat.
4. The developers agreement shall be finalized prior to or concurrent with final plat approval.
5. All lots shall be provided with a storm sewer lateral for sump pump discharge.
6. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
7. Erosion Control Silt Fencing shall be installed along the right-of-way lines of all streets, in accordance with state specifications, prior to temporary roadway acceptance.
8. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.

9. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
10. Grading/Drainage Plan shall identify elevations of ground at the foundation.
11. All road names shall be approved by Calumet County E911.
12. Street lighting and laterals shall be indicated on the infrastructure plans.
13. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
14. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
15. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
16. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

Voting Yea: Van Hefty, Linzmeier, Apitz, Uitenbroek, Perschbacher, Schumacher

Voting Nay: Frassetto

Motion carried 6-1.

- b. Zoning Map Amendment (Rezoning) – Mueller Farm Development LLC –Woodland Rd – Parcel 33598.

Motion made by Van Hefty, Seconded by Linzmeier, to approve the Zoning Map Amendment (rezoning) from General Agriculture [AG] to Single-Family Residential (Suburban).

Voting Yea: Van Hefty, Linzmeier, Apitz, Uitenbroek, Perschbacher, Schumacher

Voting Nay: Frassetto

Motion carried 6-1.

- c. Preliminary Plat – Mader Homestead Acres – Gem Back 40 Development LLC –Woodland Rd – Parcel 33528

Motion made by Linzmeier, Seconded by Schumacher, to approve the Mader Homestead Acres preliminary plat with the following conditions:

1. Final plat shall include language stating that Lot 1 shall be access restricted with egress only via Red Robin Road.
2. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
3. Wetlands shall be shown on the final plat.
4. The developers agreement shall be finalized prior to or concurrent with final plat approval.

5. All lots shall be provided with a storm sewer lateral for sump pump discharge.
6. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
7. Erosion Control Silt Fencing shall be installed along the right-of-way lines of all streets, in accordance with state specifications, prior to temporary roadway acceptance.
8. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
9. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
10. Grading/Drainage Plan shall identify elevations of ground at the foundation.
11. All road names shall be approved by Calumet County E911.
12. Street lighting and laterals shall be indicated on the infrastructure plans.
13. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
14. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
15. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
16. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

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

Motion carried 7-0.

- d. Zoning Map Amendment (Rezoning) – GEM Back 40 Development LLC – Woodland Rd – Parcel 33528

Motion made by Van Hefty, Seconded by Perschbacher, to approve the zoning map amendment (rezoning) from General Agriculture [AG] to Single-Family Residential (Suburban).

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

Motion carried 7-0.

- e. Certified Survey Map (CSM) – Steve & Sandra Shimon – Town of Stockbridge – N6439 Lakeshore Dr – Parcel 10592

Motion made by Van Hefty, Seconded by Linzmeier, to approve the Certified Survey Map as presented.

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

Motion carried 7-0.

f. March 2026 Zoning Report

The report and permits are on file at Village Hall.

10. Set Next Meeting Date

a. May 19, 2026 at 6:00 pm

11. Adjournment

Motion made by Schumacher, Seconded by Perschbacher, to adjourn meeting.

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

Motion carried 7-0.

Minutes submitted by:

Meghan Winkler, Clerk

April 22, 2026