
PLAN COMMISSION MEETING**From:**

Josh Sherman, Assistant Planner

VILLAGE OF HARRISON**Meeting Date:**

March 18, 2025

Title:

Conditional Approval of an Outdoor Heating Device – Todd Wittmann – N8606 State Park Rd – Parcel 39304

Issue:

Should the Plan Commission conditionally approve the location of a fuel-fired outdoor heating device (wood burner) that is less than 150 feet from the front property line?

Background and Additional Information:

The applicant is seeking to place the location of a wood burner outdoor heating device roughly 95 feet from the front lot line. The applicant cites safety factors for the proposed location: distance from the accessory buildings behind the home, tall grasses on the north side of the home that border the ag land, and location of HVAC hook up to the farmhouse.

Per Section 117-129 of the Village Code:

(d) Location. A solid fuel-fired outdoor heating device may be installed in the village in accordance with the following provisions:

(1) The solid fuel-fired outdoor heating device shall be located at least 150 feet from all exterior property lines.

a. The plan commission may conditionally approve a location less than 150 feet from all exterior property lines on a case by case basis due to lot size, distance to adjacent residences, device efficiency, or any other information deemed pertinent by the plan commission.

(2) Solid fuel-fired outdoor heating devices shall be prohibited in all zoning districts except General Agricultural (AG) and Rural Residential (RR).

The subject parcel is zoned General Agriculture [AG] with the nearest residential neighbor roughly 500 feet southwest of the proposed wood burner location. There is a nuisance clause in Section 117-129—see condition #3 of the recommended action.

Recommended Action:

Staff recommends that the Plan Commission conditionally approve the proposed location of the fuel-fired outdoor heating device that is less than 150 feet to the exterior property line with the following conditions:

1. The applicant shall obtain a zoning permit and HVAC (building) permit before installing the fuel-fired outdoor heating device.
2. The applicant shall adhere to all regulations of Section 117-129

3. The conditional approval is subject to Section 117-129 (e) **Nuisance**. *Should any solid fuel-fired outdoor heating device permitted under this chapter become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or a hazard to the public roadway as determined by the building inspector and/or fire chief, then the owner shall correct, improve or abate the nuisance using whatever means are necessary in accordance with this section. If the nuisance cannot be abated then operation of the device shall be discontinued until a solution to the nuisance can be found.*

Attachments:

- Proposed location
- Aerial Map