
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Zoning Administrator

Meeting Date:

July 21, 2026

Title:

Preliminary Plat – Oak Haven – L&F Development, LLC – State Park Rd – Parcels 33260, 37598, 33252 and part of parcel 33272.

Issue:

Should the Plan Commission recommend approval of Oak Haven preliminary plat to the Village Board?

Background and Additional Information:

The proposed single-family residential subdivision is south of Mile Long Dr. and Hunter St. and west of State Park Rd. It encompasses parcels 33260, 37598, 33252 and part of parcel 33272.

Access to the majority of the subdivision is via Cumberland Dr. and Hunter St., both of which connect to Mile Long Dr. Lot's 1-4 along Payten St. have access from State Park Rd. and Evans St. There is no existing sanitary sewer or water main within the right-way of Peyton St—the existing utilities are stubbed at the southern end of Evans St. All roadways are proposed to be dedicated to the public with a 66-foot right-of-way.

The subdivision includes 63 lots and 2 outlets. Most lots exceed 15,000 square feet with substantially larger lots located along Oaks Way.

Sanitary sewer and water utilities will be provided by the Darboy Sanitary District.

Parcels 33260, 37598, and 33252 are currently zoned Single-Family Residential (Suburban) [RS-1]. Parcel 33272 is currently zoned General Agriculture [AG]. The applicant has submitted a request to rezone parcel 33272 to Single-Family Residential (Suburban) [RS-1], which is a sperate agenda item.

The proposed subdivision is consistent with the Village's 2025 Future Land Use Plan, which identifies this area for residential development. The proposed lot layout, density, and single-family character are compatible with the planned land use designation and support the orderly expansion of residential growth in this area.

During the Village's 30-day public input period, the Village received emailed comments from four residents regarding the proposed subdivision. The comments generally expressed concerns related to additional traffic on CTH KK, access to the development from Cumberland Dr., and the potential loss of wildlife habitat associated with the project.

Recommended Action:

Staff recommends approval of the Preliminary Plat for the Oak Haven Subdivision, subject to the following conditions:

1. Sanitary sewer and water utilities serving Lots 1–4 shall be extended east toward State Park Rd., between the south back of curb and the right-of-way.
2. The final plat shall include a 75-foot building setback from the ordinary high water mark of the intermittent stream running through Lots 5-9.
3. Drainage and storm sewer easements between lots *within* the proposed subdivision shall have minimum easement widths of 30 feet. Drainage and storm sewer easements abutting undeveloped land may be narrower, provided the remaining width necessary to achieve the 30-foot minimum is dedicated when the adjacent undeveloped land is developed.
4. The final plat, plansets, and record drawings shall be subject to review and recommendations by the Village of Harrison's engineer(s) of record.
5. Wetlands shall be shown on the final plat.
6. The developers agreement shall be finalized prior to or concurrent with final plat approval.
7. All lots shall be provided with a storm sewer lateral for sump pump discharge.
8. All review comments from Village staff shall be included in the Plan Commission's discussion and decision.
9. 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.
10. 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.
11. Final utility and street plans shall be reviewed and approved by the appropriate review authority prior to final plat approval and prior to construction.
12. Grading/Drainage Plan shall identify elevations of ground at the foundation.
13. All road names shall be approved by Calumet County E911.
14. Street lighting and laterals shall be indicated on the infrastructure plans.
15. Notes required under Section 115-12(d)(1)(f) shall be added to the face of the final plat.
16. The final plat and grading/drainage plans shall include benchmarks for all fire hydrants, referencing hydrant tag bolts.
17. Plans shall be submitted to all applicable utility entities for review (i.e. phone, cable, gas/electric, sewer/water).
18. All easements shall be labeled with ownership and shall grant the necessary rights to the easement holder, including access and maintenance.

Attachments:

- Preliminary Plat
- Aerial Map
- Development Checklist
- Public Responses