
VILLAGE BOARD MEETING**From:**

Chad Pelishek, Assistant Village Manager

VILLAGE OF HARRISON**Meeting Date:**

January 28, 2025

Title:

Conditional Use Permit – Paul and Kate Meyer – N7943 State Park Rd – Parcel 40248

Issue:

Should the Village Board recommend approval of a Conditional Use Permit for a water closet (toilet) in a detached accessory building?

Background and Additional Information:

The applicant seeks a Conditional Use Permit (CUP) to install a toilet and sink (water closet) in a new detached garage. The zoning permit for the detached garage was issued October 29, 2024 with a condition that a water closet shall not be installed without an approved CUP. The garage is 46x42 square feet and located northeast of the house at N7943 State Park Rd. The property is 4.52 acres and zoned Rural Residential [RR] with Shoreland Overlay [SHO].

Per Section 117-54(a)(7): Any detached accessory use, building and/or structure with a water closet (toilet facility) shall require a conditional use permit, pursuant to article XI, Conditional Use Permits.

More information as provided by the applicant:

- The use of the detached garage is for boat and vehicle storage with a workshop for tinkering.
- The water closet is only a sink and toilet. No shower. It is for the applicant's convenience and to potentially avoid injury during inclement weather months by not having to make bathroom trips to the house.
- There will be no living quarters built out within the detached garage.

Findings of Fact:

- Staff finds that the Conditional Use Permit request will comply with the Harrison Zoning Ordinance with the below conditions.
 - Property owners within a 300-feet of the subject property have been notified via first-class mail.
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Recommended Action:

The Plan Commission recommends approval of the Conditional Use Permit (CUP) to install a toilet and sink in an accessory building at N7943 State Park Rd with the following conditions:

1. The detached accessory building shall not be used as a secondary dwelling (per Section 117-54(a)(9).
2. The detached garage shall follow the blueprints as submitted with the approved zoning and building permits.
3. The applicant shall acknowledge the conditions of approval and agree to abide by all conditions. Failure to abide by conditions maybe cause for revocation of Conditional Use Permit or further municipal action.
4. The Conditional Use Permit shall be non-transferable.

Attachments:

- Aerial Map