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**VILLAGE BOARD MEETING**

**From:** Chad Pelishek, Village Manager

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**VILLAGE OF HARRISON**

**Meeting Date:** 10/28/2025

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**Title:** Concept Approval- High Cliff Motor Condos- Parcel 40090- STH 114

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**Recommended Action:** Motion to approve the concept plan for High Cliff Motor Condos on Parcel 40090.

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**Background and Additional Information:**

Larry Thiel of Thiel Investments is proposing High Cliff Motor Condos a high-quality garage condominium complex on approximately 10 acres of the land that he recently purchased on the corner of Pigeon Road and STH 114.

The project will serve owners seeking private, climate-controlled spaces to store and maintain vehicles, boats, recreational equipment, or for use as personal workshop and hobby areas.

The property is not served with municipal water/sewer. Mr. Thiel plans to build high-quality buildings that will ultimately be sold off as a condominium development.

Staff feels this is a good use since the buildings are pushed back off of STH 114, entrances are off of Pigeon Road and there is no water/sewer services planned now and into the future.

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**Budget Impacts:** None

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**Attachments:** Aerial, Project Narrative, Concept Map, Proposed Elevations