
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Zoning Administrator

Meeting Date:

May 19, 2026

Title:

Conditional Use Permit – Christ the Rock Community Church – Hwy 10-114 – Parcel 33652

Issue:

Should the Plan Commission recommend approval of a Conditional Use Permit to the Village Board for a solar energy system at Christ the Rock Community Church.

Background and Additional Information:

The applicant seeks a Conditional Use Permit (CUP) for the installation of a 300kW alternating-current (AC) solar energy system, consisting of 702 variable-tilt solar panels.

The proposed solar system would be located on Parcel 33652, the agricultural parcel directly west of the church property located at W6254 US Highway 10-114. This location was chosen due to the location of the electrical line into the building.

The solar system is proposed along the southern portion of Parcel 33652. A row of arborvitae is proposed between the solar panels and US Highway 10-114, reducing the visual impact of the installation from the roadway.

The proposed solar system consists of c-channel posts driven 10-15 feet into the ground while extending 5 feet above the ground. The panels are designed to vacillate angles depending on the season and alignment to the sun. The area beneath the panels will remain pervious surface and maintained as open ground.

The system will collect AC electricity from the inverters and distribute power to the church's electrical systems and/or back to the electrical grid. Electrical service will be routed to an enclosure located at the southeast corner of the existing church building. This is the main reason for the proposed location west of the church rather than open land north of the church.

The proposed project will not result in changes to church hours of operation, site occupancy, traffic generation, lighting, or noise levels beyond existing conditions.

Parcel 33652 is zoned General Agriculture (AG). Solar energy systems are permitted as a Conditional Use under the General Agricultural zoning district.

Findings of Fact:

- Staff finds that the Conditional Use Permit complies with the Harrison Zoning Ordinance.

- Property owners within 300-feet of the subject property have been notified via first-class mail.
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Recommended Action:

Staff recommends approval of the Conditional Use Permit (CUP) to install a solar energy system with the following conditions:

1. All provisions of Section 117-128, Solar Energy Systems, of the zoning ordinance shall be met.
2. The applicant shall submit a Solar Energy Permit Application and all required materials outlined in the application, including a site plan showing the setback distance of the panels to the *lot lines*, prior to installation.
3. The applicant shall submit a *Commercial Building Permit* prior to installation.
4. The applicant shall comply with all local, state, and federal regulations.
5. All required screening and landscaping shall be installed and maintained for the duration of use.
6. Should operation of the system cease, the applicant shall remove and restore the site to agricultural use.
7. The applicant shall comply with all conditions of approval associated with this Conditional Use Permit.

Attachments:

- Aerial map
- Application narrative and site plan
- Approval letter