
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

September 23, 2025

Title:

Certified Survey Map (CSM) –Village of Harrison – Ryford Street – Parcel 44944

Issue:

Should the Plan Commission recommend approval of the Certified Survey Map?

Background and Additional Information:

The Village of Harrison proposes a Certified Survey Map (CSM) to subdivide Village-owned parcel 44944 into two lots.

Lot 1 would be approximately 40,965 square feet and is intended for residential sale. Due to the presence of floodplain/flood fringe along the eastern side and the minimum lot size requirements, buildability is limited, and the lot cannot be further subdivided.

Lot 2 would be approximately 5.19 acres and is significantly constrained by floodplain/flood fringe issues and wetland areas. The Village intends to retain this lot for potential future park development.

The CSM also serves to dedicate a portion of Ryford street to the public. This portion of the roadway was not previously dedicated, as parcel 44944 was not included in the plats for either the Creekside Estates or Kambura Acres IV subdivisions.

Recommended Action:

Staff recommends approval of the Certified Survey Map (CSM) request as submitted.

Attachments:

- Aerial Map
- CSM