
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

December 9, 2025

Title:

Certified Survey Map (CSM) – Sprangers Family Trust – Highline Rd – Parcel 39012.

Issue:

Should the Plan Commission recommend approval of a Certified Survey Map to the Village Board?

Background and Additional Information:

The applicant proposes to divide Parcel 39012 into two separate parcels via a Certified Survey Map (CSM). The subject property is located on the west side of Highline Rd, directly south of the Harrison Business Park Condominiums.

Parcel 38762, which is approximately 20.37 acres, would be split to create two lots. Lot 1, located on the north side, would comprise 10.35 acres, while Lot 2 would comprise 10.02 acres. The area is zoned General Agriculture, and the newly created parcel will retain this zoning designation.

The purpose of the CSM is to allow the applicant to sell Lot 1 while retaining Lot 2.

Recommended Action:

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

Attachments:

- Aerial Map
- CSM