

---

**PLAN COMMISSION MEETING****From:**

Josh Sherman, Assistant Planner

---

**VILLAGE OF HARRISON****Meeting Date:**

January 20, 2026

---

**Title:**

Certified Survey Map (CSM) – Boyd Dietzen – Schmidt Rd – Parcel 33278

---

**Issue:**

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

---

**Background and Additional Information:**

The applicant proposes dividing Parcel 33278 via a Certified Survey Map (CSM). The subject property is located along Schmidt Rd, one-quarter mile east of the Luniak Meadow subdivision.

The proposed CSM would divide Parcel 33278 into two lots: Lot 1, consisting of 1.3564 acres, and Lot 2, consisting of 1.0003 acres. The purpose of the split is to create two buildable residential lots.

Parcel 33278 is currently zoned General Agriculture. Building a residential structure on either proposed lot would require rezoning to Rural Residential [RR].

---

**Recommended Action:**

Staff recommends approval of the Certified Survey Map (CSM), subject to the following conditions:

1. Construction of a principal structure on either Lot 1 or Lot 2 shall require rezoning to Rural Residential [RR]

---

**Attachments:**

- Aerial Maps
- CSM