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**PLAN COMMISSION MEETING**

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**VILLAGE OF HARRISON**

**From:**

Josh Sherman, Assistant Planner

**Meeting Date:**

January 20, 2026

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**Title:**

Conditional Use Permit – Gene Frederickson Trucking and Excavating – Hwy 55 – Parcel 40398

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**Issue:**

Should the Plan Commission recommend approval of a zoning map amendment (rezoning) to the Village Board?

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**Background and Additional Information:**

The applicant seeks a Conditional Use Permit (CUP) to screen topsoil, which includes shredding and pulverizing topsoil. The subject property is parcel 40398, which is located east of Hwy 55 and Highline Rd.

The shredding operations will occur in the northeast portion of the site, north of the proposed stormwater pond as shown on the attached site plan. A temporary hoop building will be used for material discharge and processing.

The majority of the shredding area will be graveled and screened by landscaped berms, providing appropriate landscaping and buffering. Site access will be provided from Highway 55, with egress available to the north and/or east.

The two lots directly east of the proposed shredding area are owned by the applicant and are the closest neighboring properties in proximity to the operation.

The Village Board has approved temporary CUPs for topsoil shredding near this site at its April 25, 2023 and April 30, 2024 meetings.

A site plan for the overall development area is being reviewed as a separate agenda item. A rezoning proposal from Business Park [BP] to Industrial & Manufacturing [IM] also is being reviewed as a separate Plan Commission agenda item.

A Certified Survey Map (CSM) was approved by the Village Board on December 16, 2025 to accommodate the area for future development. The CSM included lot line adjustments for Parcels 40398, 40378 & 40394.

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**Findings of Fact:**

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

- 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) request with the following conditions:

1. All provisions of Section 117-131, Resource Extraction, of the zoning ordinance relating to the shredding of topsoil shall be met.
2. All Local, State, and Federal regulations shall be met.
3. No refining activities (including pulverizing or shredding) shall occur when wind speeds exceed 15 miles per hour.
4. The site shall be screened and developed to the intent of the site plan. All berming shall be completed prior to the start of topsoil screening.
5. Hours of operation shall be limited to daylight hours. Topsoil screening shall only occur from April to November.
6. The applicant shall comply with all conditions of approval.
7. Any substantial violation of these conditions may result in the termination of the Conditional Use Permit (CUP).

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**Attachments:**

- Aerial Map
- Site Plan
- Landscaping Plan