
PLAN COMMISSION MEETING

VILLAGE OF HARRISON

From:

Josh Sherman, Assistant Planner/Chad Pelishek, Village Manager

Meeting Date:

September 23, 2025

Title:

Site Plan Review – Kelderman Plumbing – W4824 Crossroads Court– Parcel 47022 & 47024 – Crossroads Business Park

Issue:

Should the Plan Commission recommend approval of the Kelderman Plumbing site plan to the Village Board?

Background and Additional Information:

Silvertree Homes, LLC has submitted a proposal for a multi-tenant facility intended for trade and contractor use located at Lot 7 & 8 of Crossroads Business Park, W4824 and W4859 Crossroads Court. Kelderman Plumbing is currently under contract to purchase Lot 7 and 8 from the Village of Harrison, with the agreement to comply with the protective covenants and restrictions governing the Crossroads Business Park.

Kelderman Plumbing provides both commercial and residential plumbing services and is growing substantially and currently up to 30 employees. The submitted site plan includes a two buildings: eastern building that will house Kelderman Plumbing is 9,920 square feet and the storage building is 4,500 square feet.

The easternmost building will house Kelderman Plumbing and the western building will be expansion space for the business in the future and the possible tenants until that time.

Kelderman Plumbing is located in an existing facility on Amy Avenue that they are growing out of and will relocate to this new building in Crossroads Business Park.

Recommended Action:

Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.

4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Crossroad Business Park Plat
- Site Plan and Renderings