
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

February 18, 2025

Title:

Site Plan Review – Mt. Calvary Lutheran Church Addition (Excel Engineering) – N8728 S Coop Rd – Parcel 33578

Issue:

Should the Plan Commission recommend approval of the Mt. Calvary Lutheran Church site plan to the Village Board?

Background and Additional Information:

Mount Calvary Lutheran Church has submitted a proposal for a building addition for a new worship center at their facility at N8728 S Coop Rd. The facility also functions as a Lutheran School that has been providing worship services in the school gym.

The proposed addition is to the west of the existing building and is approximately 5,326 square feet. The addition will include a new worship space with narthex, restrooms, office, and a vestibule to the new space. Building materials for the new building will match the existing building. A new internal drive is proposed to the south of the addition for drop off and pick up at the new vestibule.

New exterior lighting will be provided within the soffit around the perimeter of the building addition as well as steeple lighting. Additional landscaping will also be added to the site along the north property line to further screen the proposed building addition to the north.

The stormwater and site plan is currently being reviewed by the village engineer and staff. The use of the church and school complies with the General Agriculture zoning district.

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. There shall be no light spillover into the neighboring residential subdivisions.
2. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.
3. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.

4. A grading/drainage stormwater management plan and erosion control plan, along with application and fee, shall be reviewed and approved by the Village engineer and Village staff.
5. Only those uses permitted in the applicable zoning district shall be allowed within the development.
6. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Site Plan
- Project Narrative