
VILLAGE BOARD MEETING**From:**

Chad Pelishek, Village Manager

VILLAGE OF HARRISON**Meeting Date:**

September 30, 2025

Title:

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

Recommended Action:

Motion to approve the site plan for Kelderman Plumbing- W4827 Crossroads Court- Crossroads Business Park with the following conditions:

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.

Background and Additional Information:

The Plan Commission approved this item.

Keldermann Plumbing 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.

Attachments:

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