

ITEM 6 CASE #14-05-SP – CONSIDER A REQUEST FOR A SITE PLAN

Motion to recommend approval of a request for a Site Plan for Commercial Development located at Eules Industrial Park Addition, Block 2, Tracts A1A, A1B, and C, located at 902 Heather Drive.

Stephen Cook, Senior Planner, gave a brief description of the case. Quick-Way Manufacturing has proposed a new storage building for their metal products to be located on their property along Heather Drive. The new storage building (labeled as Building #5 on the site plan) is proposed to be 5,965 square feet. The building will have two separate open canopies on either end of the building to shield product lifter movement from weather during the workday. The new building will be enclosed and will have a masonry exterior as per City of Eules regulations.

In addition to the new building, a new concrete surface will be installed on the south side of the site as well as a new emergency access lane connecting Heather Drive and Stanley Drive. The emergency access lane will be constructed to City standards.

In working with the property owner, a limited amount of landscaping will be installed with new turf along the new building frontage to Heather Drive. At the company's most visible corner of Heather Drive and W. Eules Boulevard, new hydromulch, trees and shrubs will be planted to provide additional landscaping environment along SH 10.

Staff recommends approval of the site plan.

There were no further questions or comments presented by the Commission.

Commissioner Tompkins made a motion to approve case #14-05-SP. Motion seconded by Commissioner Portugal. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Olmstead, Portugal, and Tompkins

Nays: None

Abstention: None

The motion carried: (6-0-0)