



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: August 14, 2025

Item Title: Conditional Use Permit – Outdoor Storage – Core and Main

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: Core and Main is located in the former bowling alley on Industrial Drive. They provide water, wastewater, storm drainage, and fire protection products. They are requesting the outdoor storage of their products per the attached site plan.

The zoning code allows outdoor storage in the Light Industrial district provided the entire storage area is screened with privacy fence not to exceed ten feet in height. The submission does not include fencing on the Hwy 151 side of the storage area; however, the area is screened with deciduous trees. See attached photos for views from Industrial Drive and Hwy 151.

List all Supporting Documentation Attached:

- CUP Application
- Site Plan

Action Requested of Council:

Recommend approval to Council with the following conditions:

1. Fence must be a privacy fence.
2. Fence height not to exceed ten feet.
3. Fencing must be installed per submitted site plan.
4. Storage shall not exceed the height of the fence.
5. The CUP will be in effect as long as all conditions are met.

View from Hwy 151 North exit ramp



View of storage area from Industrial Drive

