



## **Engineering, Zoning, and Building Department Report**

**April 2024**

- Chestnut Grove: Lennar has a Letter of Intent to purchase 95 platted lots east of the elementary school. The infrastructure in this area is partially complete. The LOI allows for 6 months of due diligence. The Department has and will continue to coordinate information. Any building will require engineering plan preparation and approval as well as various state and federal permits.
- Richland Trails: Shodeen Homes has purchased 17 lots on Aspen Drive. These lots were previously owned by the Town and sold in 2022. Shodeen Homes will be submitting permit applications for 3 homes this month.
- McPhillips Park: The Public Works Department has completed the excavation and stonework for additional parking stalls on Klein Avenue. Royer Paving has been contracted for paving the stalls as well as a small segment of the path to the park which is stone. The work should be completed by Memorial Day.
- Municipal Complex: The Department has started preparing a Special Use Permit application for 50 West Maple Avenue. The renovation of the old elementary school building will facilitate the Public Safety Building and relocated Town Hall. Town Code requires all government buildings be designated under a Special Use Permit. As such, the applicable zoning should be in place prior to any construction occurring. Construction could begin as soon as late summer. Demolition work and clean up has been ongoing this winter and spring.
- Natural Polymers Facility: The Town is in receipt of annexation and zoning petitions for the property commonly known as The Forge. Natural Polymers is currently zoned industrial and requests I-1 Light Industrial in the Town. The property borders corporation limits on three sides. This item is anticipated to be presented at the June 6<sup>th</sup> Planning Commission meeting.
- Solar Stone Partners: The Town has been coordinating potential applications for annexation and Special Use Permit for a solar farm located on the north side of Route 38 between Yeager Farms and Union Ditch 1, PINS 09-27-300-004 and 09-27-100-002.