



STAFF REPORT

MEETING DATE:	June 2, 2025
MEETING TYPE:	City Council
SUBMITTED BY:	Tim Rawlings
AGENDA CAPTION:	Discuss and consider a request by John Williams representing GSI Highway Products for a Specific Use Permit (SUP) to allow Light Manufacturing in the Highway Commercial zoning district. Presented by: Tim Rawlings

Background Information

John Williams representing GSI Highway Products has made a request for a Specific Use Permit (SUP) to allow Light Manufacturing in the Highway Commercial zoning district. GSI currently operates at 720 W. Wintergreen Road in Hutchins and wishes to move to this property to allow for expansion of their business

The Highway Commercial district allows only 5% of the outside area to be used for outside storage the applicant is also requesting to be able to exceed that percentage. The applicant is also requesting a waiver to the concrete requirement to allow them to store their products on the existing stabilized gravel yard. There would only be fork lifts operated in these areas all trucks would use to loading docks in the front of the warehouse.

As part of the development of this site they would be required to install a concrete fire lane around the building and the property would be required to be platted. The property is currently 5 separate parcels, one of which is not within the City limits. The owners have indicated that they are open to annexing that portion into the city.

Light manufacturing is permitted in the Highway Commercial district with an SUP

SECTION 32.11															
Commercial Uses	A	SF-10	SF-8.5	SF-7	SF-PH	D	SFA	MF	MH	O	R	C-1	HC	LI	HI
Light Manufacturing and Assembly Processes													S	S	P

§ 27HC HIGHWAY COMMERCIAL DISTRICT.

C. Open storage is limited to a maximum of five percent (5%) of the total lot area, shall not be located in front of (i.e., on the street side of) or on top of the building, and must be screened in accordance with

the provisions of Section **36** (i.e., cannot be visible from any public street or adjacent property). However, periodic display of seasonal items (e.g., Christmas trees, pumpkins, etc.) is allowed during the appropriate time periods (see provisions for outside display below).

33.3

NONRESIDENTIAL AND MF DISTRICTS – SPECIAL OFF-STREET PARKING PROVISIONS:

A. To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in Section **39**.

B. For safety and fire-fighting purposes, free access through to adjacent nonresidential parking areas shall be provided in accordance with Section **33.9** (Fire Lanes).

C. All off-street parking, maneuvering, loading and vehicle storage areas shall be paved with an all-weather surface (i.e., no parking shall be permitted on grass, within landscaped areas, on gravel, or on other unimproved surfaces), which shall be concrete and shall be constructed to standards established by the City Engineer. All maneuvering areas for parking and loading shall be on site (i.e., shall not occur within public right-of-way or on adjacent property without a platted/recorded access easement granting such access on adjacent property).

Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Nonpermanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

At their April 28, 2025 meeting the Planning and Zoning Commission voted 5-0 to send the recommendation to approve the Specific Use Permit (SUP) allowing Light Manufacturing in the Highway Commercial (HC) District to City Council with an increase of the outside storage area to no more than 50% and to waive the requirement for the open storage area to be paved with concrete.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Staff recommends discuss and consider.

Supporting Documentation and Attachments