



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: March 5, 2024
Re: Site Plan Review – Klink, Equipment; 302 Oak Grove Road

Klink Equipment is the original company for owners Brian and Tracy Klink. Klink Equipment offers sales and services for material handling equipment. They have 2 other companies: Klink HD for servicing heavy duty trucks, light duty trucks, and other equipment, and Klink Hydraulics which sells hose fittings, belting, and more. All companies are currently operating under 3 different locations and this new site will bring them all to one location. They have 52 employees total.

Site Plan Review

Site/Architectural

This site has received approval from the Industrial Park Commission for a corrugated metal façade which will be installed alternating colors and direction to create a dressed up appearance. There are 52 over head doors on the 97,086 square foot building. There will be 24 parking spots on site. The site meets all necessary setbacks set forth by covenants.

Landscape

The landscaping plan shows 12 canopy trees, varying in species of maple (Red, Armstrong Gold, and Ruby Sunset) to be installed in the setbacks adjacent to public streets. This meets landscaping requirements.

Lighting

The lighting plan shows a max foot-candle of 37.4 at a service entrance on the southwest corner of the building. The light is diffused quickly and will not impede on public roads or neighboring properties. There is ample lighting evenly placed on the exterior of the building and around the parking lot/driveway with an average foot-candle of 2.7.

Stormwater

The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting.

Recommendation:

Staff recommends to approve the site plan for Klink Equipment with the following conditions:

- **Prior to issuance of building permits, must obtain Stormwater and Erosion Control permits from Engineering Department**
- **Provide documentation of wetland permitting**

