



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Associate Planner Lily Paul
Date: November 3, 2023
Re: Site Plan Review – Ahlstrom Thilmany Facility Boiler Building

This project consists of a new boiler enclosure addition to an existing f-1 occupancy paper Manufacturing facility. Building is unoccupied except for occasional maintenance. Boiler is operated remotely from an existing control room. Building is not being heated for human occupancy, but rather to meet the operating environmental requirements of the boiler.

Site Plan Review

Site/Architectural

This site plan adheres to all setbacks within the Industrial District.

Façade

24 gauge metal wall panel is the exterior of the building.

Landscape

Not applicable.

Lighting

Adequate lighting will be installed above all doors.

Stormwater

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

Recommendation:

Staff recommends to approve the site plan for Ahlstrom Thilmany with the following conditions:

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