



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Dave Kittel, Director of Planning and Community Development
Date: 7/19/2024
Re: Site plan change-Straightline

Staightline Refrigeration is nearing completion and as they have been working on this project a few small items were noted to add to the property. They are looking to add an 8' tall fence on the back end of the property as well as to increase the parking lot size. The parking lot addition is a 20'x325' area on the north portion of the parking lot and will be done in asphalt. The Fence as proposed would follow the building line along the west side of the property. This would be within the Covenants set back but, the Commission did approve a variance to the covenants for this development and would be inline with that approval. In addition, they would like to have a Conex storage box placed on the northeastern portion of the added parking lot. This would be screened in by the fence and meet the storage area requirements. Attached are the updated plans and elevations of the proposed changes.

Recommendation:

To approve the 8 foot tall fence with screening and parking lot change as presented.