



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: June 16, 2026
Re: Site Plan Review – Haen Meats (600 W County Road KK)

Haen Meats is a full service meat market facility. This project will add an additional 4,014 square feet to their existing building.

Site Plan Review:

Site/Architectural: [17.32 \(10\) Supplementary District Regulations & Applicable Zoning](#)

All setback requirements for the [Commercial Highway District \(CHD\)](#) are being met and ordinances are being complied with. The current Haen Meat building has a height of 21' 4" and the height of the addition will be the same. Currently, there are 136 off-street parking spaces. To make room for the addition, the number of off-street parking spaces will be lowered to 123.

Staff noted during review that, although manufacturing uses are allowed in this zoning district, City ordinance states that slaughterhouses are not. In [2024](#), however, an expansion for Haen Meats was approved by the Plan Commission. Prior approval seems to have established this as a conforming use, with this expansion being a continuation of what was already approved by the review body.

Landscape: [17.52 Landscaping Requirements](#)

The landscaping plan does not meet all the requirements of City ordinance. For landscaping in commercial areas, there must be at least one tree for every 75' and located in the front yard setback. Point of ingress/egress are not counted in this calculation. Around seven trees will need to be added in the front yard setback. Requirements for shrubs/decorative grasses are being exceeded.

Lighting:

A lighting plan must be submitted.

Stormwater: [22 Stormwater Management](#)

The Erosion Control and Stormwater Management permit has been received by the Engineering Department and is currently being reviewed.

Ingress/Egress:

No concerns with traffic at this time.

Public Safety:

No concerns from Fire/Police at this time.

Façade: [17.53 Façade Standards](#)

The proposed site elevations meet façade requirements.

Staff Recommendation:

Staff recommend approval of the development with the following conditions:

- Prior to issuance of building permits, an updated landscaping plan must be approved by the Planning and Community Development Department.
- Prior to issuance of building permits, a lighting plan must be approved by the Planning and Community Development Department.
- Prior to issuance of building permits, Stormwater and Erosion Control permits must be approved by the Engineering Department.

