



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Adrienne Nelson, Associate Planner
Date: December 17, 2025
Re: Site Plan Review – Peters Concrete (380 Farmland Court)

Peters Concrete is a concrete business that has purchased the former Griesbach Ready-Mix plant located at 380 Farmland Court. They are looking to construct a new concrete batch plant and raze the existing plant. The new plant would have a square footage of 14,132, or 457 more square feet than the existing building.

Site Plan Review:

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

All setback requirements for the Industrial District (IND) are being met and all ordinances are being complied with to include zoning requirements. The current building has a height of approximately 40', and the new building will have a height of 46'6" with a 55' silo. There are currently no off-street parking spaces, but they plan to add 16.

Landscape: [17.52 Landscaping Requirements](#)

Two autumn blaze maples will be added in the front yard setback to meet landscaping requirements.

Lighting:

Light fixtures will be added to points of ingress/egress on the new building.

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 noted 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, Stormwater and Erosion Control permits must be obtained from the Engineering Department.**

