



Report to Planning Commission

Agenda Item: Site Plan Application, Forward Creative Services LLC, 1260 Kowalski Road, Mike Tourville (owner).

Meeting Date: August 19, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Site Plan Application, Forward Creative Services LLC, 1260 Kowalski Road, Mike Tourville (owner).

OBJECTIVE(S): To review the Site Plan Application and related documents for the placement of a Personal Storage Facility at the above property.

HISTORY/BACKGROUND: Forward Creative Services LLC is in the process of purchasing 1260 Kowalski Road. They propose to construct four self-storage buildings with associated driveways on the subject parcel. This project is considered new development.

The current land use is a vacant parcel. The proposed land use is self-storage, which fits within the current industrial zoning. The project is proposed to be completed in phases. The full build-out of the site will contain 129 storage units and 1 office.

RECOMMENDED ACTION: To conditionally approve the Site Plan for Forward Creative Services, subject to the conditions contained with the Staff's Report and to accept the findings of fact set forth in the Staff's Report.

ATTACHMENTS: Staff Report and Site Plan Application.