

**Application Review and Approval Process** shall be followed as specified in Tax Abatement Policy as specified herein.

**Property Information:**

Location: 406 Airport Road Access Road: \_\_\_\_\_  
Section: 07 Township: 111 Range: 41 Property Identification Number: 27-602007-0  
Legal Description: 2.12 AC PT NE4  
(attach if needed)  
Parcel Width: \_\_\_\_\_ (feet) Length: \_\_\_\_\_ (feet) Acres: 2.12

**Applicant Information:**

Applicant Name: Scott Regnier Phone: [REDACTED] 507-337-9757 (w)  
Mailing Address: 406 Airport Road  
Applicant Signature: [Signature]

**Owner Information:**

Owner Name: Scott Regnier Phone: [REDACTED] (w)  
Mailing Address: 2623 State Hwy 23, Marshall MN 56258  
Owner Signature: [Signature]  
Contractors or Contract for Deed Holders – owner must sign the application.

**Company Information:**

Owner Name: SR Auto Repair Garage Phone: 507-337-9757 Fax: -  
Location: 406 Airport Road  
Type of Company: Auto Repair Service Provided: Automotive - light duty truck repair

Please attach the following documentation:

- Map or site plan, prepared by an architect or engineer, showing the boundaries of the proposed development, the size and location of the building(s) and parking areas.
- Written narrative describing the project, the size and type of building(s), business type and use, traffic information (parking capacity, vehicle counts, traffic flow, pedestrian facilities), project timing, and estimated market value.
- A statement identifying the public benefits of the proposal, including estimated increase in property valuation, and other community benefits.
- ~~Statement showing the private investment and any public investment dollars for the project~~
- ~~Financial information including past performance and pro forma future projections for the project.~~
- Application Fee (please see City of Marshall Fee Schedule for current fee amount).
- Other information as requested. \$750

**Return Completed Applications to:**

City Clerk  
City of Marshall  
344 West Main St.  
Marshall, MN 56258



SR Auto Repair Garage, LLC, is a full-service automotive and light duty truck repair shop. We service all makes and models of vehicles, our facility is used to work on projects that include cars, SUVs, trailers, light duty trucks. We do everything from engine and transmission repairs, oil changes, brakes, and tire sales and service.

SR Auto Repair Garage is located at 406 Airport Road, on a lot that is 2.12 acres. We opened in spring of 2017 and business has increased every year since opening. We are currently a two-bay shop and are operating at maximum capacity. We have chosen to expand on our current location to better meet the needs of our customers who come from Marshall and the surrounding communities. We felt it important to continue operating our business within the city limits of Marshall. We have been a proud member of the Chamber of Commerce since 2017. We also proudly contribute to the local community through donations to the Marshall Public Schools CTI Center, various Marshall athletics programs and other community organizations.

The timing of the project is to begin construction in the summer of 2024 and have it completed in the fall of 2024. The \$480,000 project will expand our operation with a steel framed building attached to the back of our current building, adding an additional three stalls. The addition will include three overhead doors allowing a 20-foot clearance, and three additional hoists. This addition will bring the building up to ADA compliance. The addition will also allow us to have more room to have multiple projects going on, which is a problem we face in our current building.

SR Auto Repair Garage, employs myself, Scott Regnier (owner), and one other employee. After completion of the building project, we will be looking to hire one to two additional mechanics and an office worker.

This project will help to increase the capacity of the automotive repair industry in Marshall. Currently, SR Auto Repair is booked out for several weeks. Upon completion of the project, we will be better able to service our customers' vehicles in a timelier manner. Customers come from Marshall and the surrounding communities to have their vehicles serviced and with this project we will be better suited to complete all their car and light duty truck repair needs. Providing timely service to customers will help to increase and maintain the safety of their vehicles on the roads.

Sincerely,

Scott Regnier, Owner

# Code Analysis:

**Project:** S & R Auto Repair  
406 Airport Road  
Marionville, Missouri 65858

**Code:** 2020 NBC

**Occupancy:** S-1 - Motor Vehicle Repair with Max. Quantity Restricted per Article 5. Limited to 60 Gal. Class 1A and 240 Gal. Class 1B, 1C, Flammable Liquids

**Construction Type:** II-B

**Basic Allowable Area:** S-1 Occupancy, Single Story, 17,500 S.F.

**Allowable Fire Area w/o Fire Sprinklings:** S-1 Repair Garage - 5,000 S.F.

**Actual Areas:** Existing Bldg. = 1,984 S.F.  
Addition = 2,920 S.F.  
Total = 4,904 S.F.

**Fire Sprinklings:** NA - 903.2.9.1 Repair Garage 5,000 S.F. or more.

**Fire Resistivity:** II-B = 0 HR

**Fire Resistivity based upon Fire Separation Distances:**  
 $< 5' = 2$  HR  
 $5' \leq x < 10' = 1$  HR  
 $10' \leq x < 30' = 0$  HR  
 Separation = 10 Feet, Non-Rated Walls.

**Occupants:** 4,904/100 (Service) = 49.0 Occup.

**Exits:** S = (2) with more than 20 occupants.

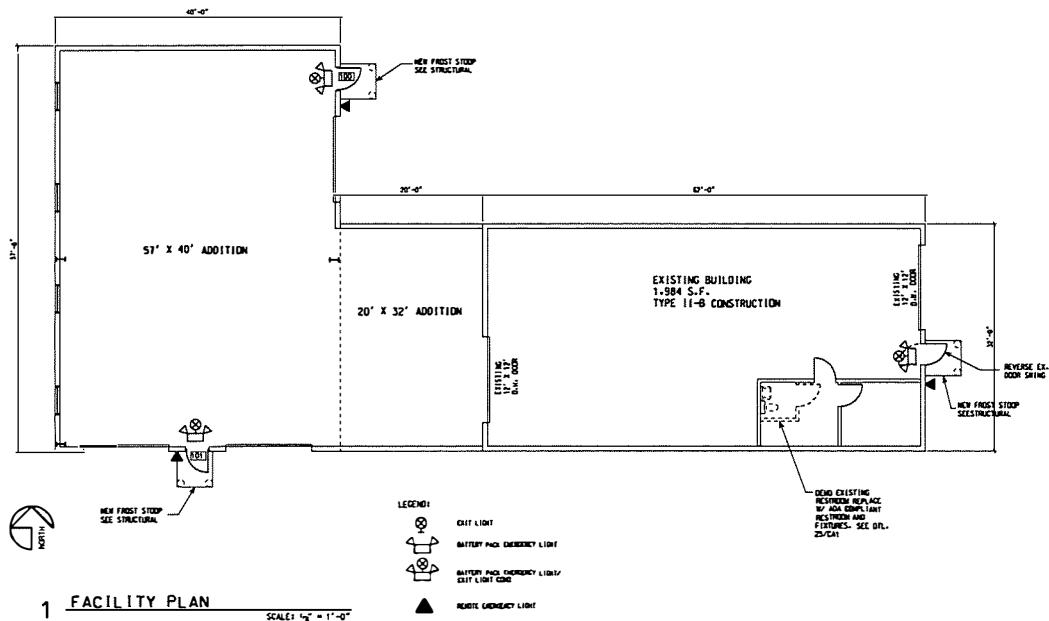
**Illuminated Exits:** Required when (2) or more exits required.

**Emergency Power for Illumination:** Required when (2) or more exits required.

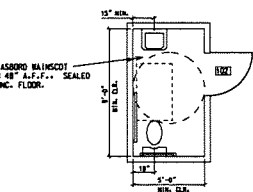
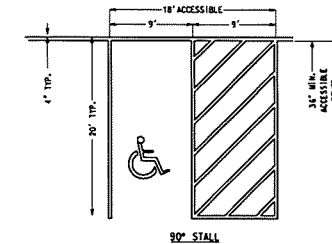
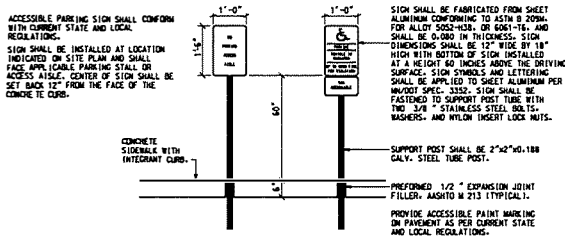
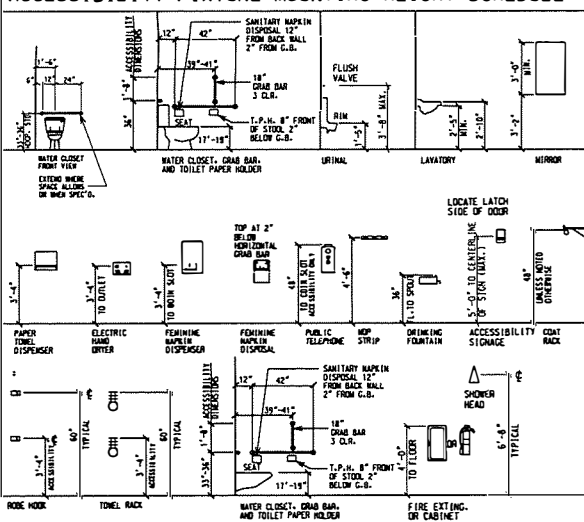
**Exit doors shall swing in the direction of travel when occupant load exceeds 50 occupants.**

**PLUMBING**

S-1 occupancy waterclosets 1/100 = .49 or 1. lower, 1/100 = .49 or 1. Service sinks = 1 req'd. Drinking Fountains not required with less than 50 occupants.



## ACCESSIBILITY FIXTURE MOUNTING HEIGHT SCHEDULE



## FINISH HARDWARE

Locksets - Match Existing Infrastructure.

- |         |                |         |           |
|---------|----------------|---------|-----------|
| Group 1 | Doors 100, 101 | Group 2 | Doors 102 |
| 3       | Burris         | 3       | Burris    |
| 1       | Closet         | 1       | Lockset   |
| 1       | Lockset        | 1       | Lockset   |
| 1       | Trimmed        | 1       | Lockset   |
| 1       | Waterstrip     | 1       | Doorstop  |
| 1       | Seal           |         |           |

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SPACE DEVELOPMENT  
S & R AUTO REPAIR  
406 AIRPORT ROAD  
MARIONVILLE, MISSOURI 65858

DATE: 11/20/2020  
TIME: 10:00 AM  
PROJECT: S & R AUTO REPAIR  
DRAWN BY: J. M. HARRIS  
CHECKED BY: J. M. HARRIS

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CODE ANALYSIS

SHEET: CA-1  
OF: 1