

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 65658

Code: 2020 IBC

Occupancy: S-1 - Motor Vehicle Repair with Mech.
Quantity: Motor Vehicle Repair Limited to 60 Cars, Class 1A
and 240 Cars, Class 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i, 1j, 1k, 1l, 1m, 1n, 1o, 1p, 1q, 1r, 1s, 1t, 1u, 1v, 1w, 1x, 1y, 1z

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

Fire Sprinklings: No - 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' ≤ x < 10' = 1 HR
10' ≤ 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.

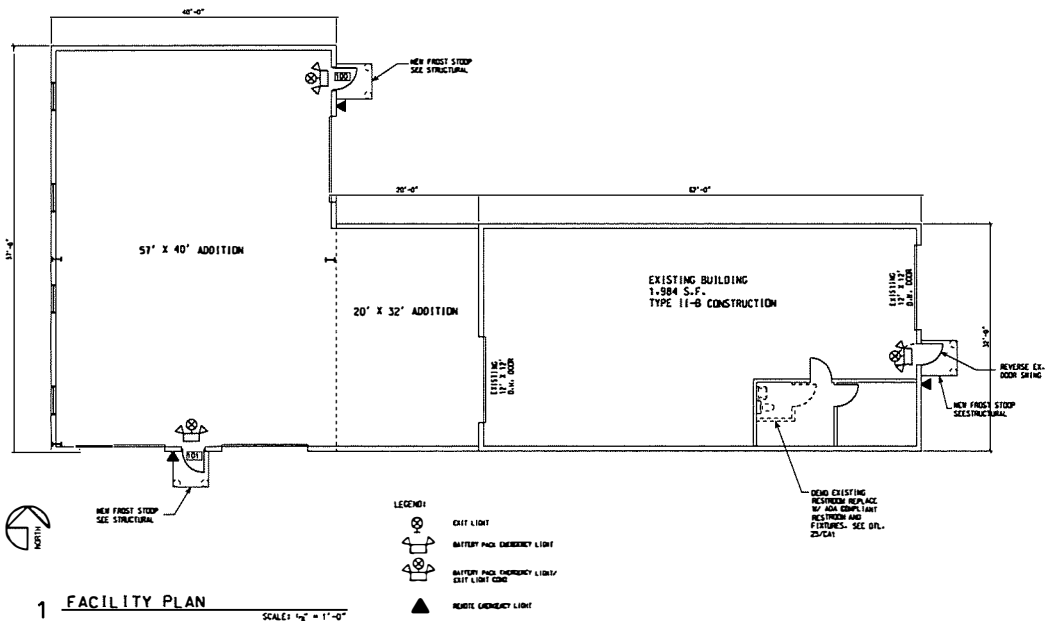
Illuminated Exits Required when (2) or more exits required.

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

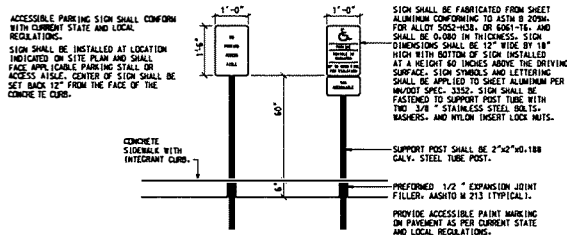
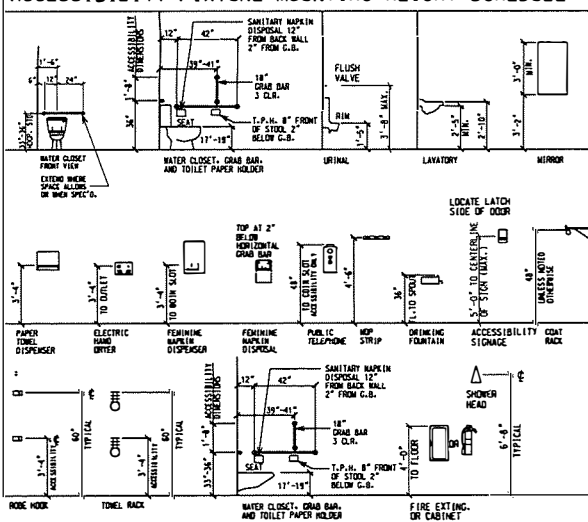
Exit doors shall swing in the direction of travel when occupant load exceeds 50 occupants.

PLUMBING

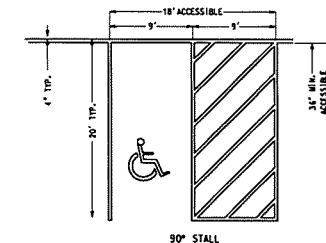
S-1 occupancy water closets 1/100 = .49 or 1, lavs: 1/100 = .49 or 1, Service sinks: 1 req'd., Drinking Fountains not required with less than 50 occupants.



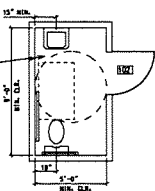
ACCESSIBILITY FIXTURE MOUNTING HEIGHT SCHEDULE



22 ACCESSIBLE PARKING SIGN DTL.
NOT TO SCALE



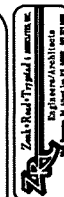
24 ACCESSIBLE PARKING STRIPING
NOT TO SCALE



25 ADA RESTROOM
SCALE: 1/4" = 1'-0"

FINISH HARDWARE

- Locksets - Match Existing Infrastructure.
- Group 1 Doors 100, 101
 - 3 Butte 8011 Bearing "4 1/2" x 4 1/2" (1-100P)
 - 1 Closer 4000 Cushion-Stop
 - 1 Lockset 80 53 30
 - 1 Trimmed 80 413 A
 - 1 Mechanistic Room 25 73
 - 1 Sump Room 101
 - Group 2 Doors 102
 - 3 Butte 888 179
 - 1 Lockset 80 405
 - 1 Coreport 609



SPARE DEVELOPMENT
S & R AUTO REPAIR
406 AIRPORT ROAD
MARIONVILLE, MISSOURI 65658

DATE: 10/20/2020
TIME: 10:00 AM
PROJECT: S & R AUTO REPAIR

MISSOURI REGISTERED PROFESSIONAL ENGINEER
No. 22026
Zachary J. Traylor
1111 S. MAIN ST., MARIONVILLE, MO 65658

CODE ANALYSIS

PROJECT No. 9227
SHEET
CA-1
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