

Site Plan- 739 S. Main Street by KCI

May 12, 2026

The applicant is requesting approval of a site plan located at 739 S. Main St. This site plan for the 739 S. Main Plaza is one lot that is 2.75 acres. The property is zoned CH (Highway Commercial). This project will create a 5,100 sq. ft. commercial building with two units.

Currently, the photometric plan exceeds the light levels in portions of the site near the proposed building. The applicant is aware of the issue and is working to address it.

Items you may want to require as a condition of approval are:

- The photometric plan must meet the requirements set forth in section 11.3 of the zoning ordinance that parking lots in commercial districts with at least 10 spaces must have a minimum of 0.2 foot candles and a maximum of 10 foot candles.

The Planning Commission may approve or deny the request based on your deliberation.

Barge final comments

For 739 S Main St., we had the following:

- On Drawing C-9, there is a note referencing the proposed doghouse manhole but it is not shown on the drawing.
- It is assumed the intent is for the property owner to own and maintain the line on the property upstream of the doghouse manhole; please confirm. Per the City's wastewater regulations, a cleanout will be needed at least every 100 feet along the line upstream of the doghouse manhole.
- On Drawing C-15, the information on the pipe profile is difficult to read due to overlapping text. Clean-up text with pipe and slope information.
- On Drawing C-15, profile of the ground surface is incomplete for the sewer line profile.