



AGENDA ITEM ANALYSIS

Project/Issue Name: 25-40 An Ordinance of the City Council Approving Execution of a Developer Agreement with MM Land Holdings, LLC for Commercial Use of the Property Located at 1192 S State Highway MM Utilizing Existing Well and Septic Pending Municipal Water and Sewer Connection Availability.

Submitted By: Karen Haynes, Community Development Director

Date: November 18, 2025

Issue Statement

The BUILDS Department is requesting approval authorizing the City Administrator to enter into a Developer's Agreement with the property owner of 1192 South State Highway MM, MM Land Holdings, LLC, allowing for the interim use of the existing residential well and septic system, for the proposed construction of a new commercial building for a Lawn and Landscape Business.

Discussion and/or Analysis

MM Land Holdings, LLC has proposed construction of a new 6200 SF commercial building at 1192 South State Highway MM, for the business operations of a Lawn and Landscape Business; the proposed building will house the company's business offices and garage-type storage for lawn and landscape equipment; the proposed interim condition was only considered due to the low volume of utility use for this type of business.

The property is currently zoned Heavy Manufacturing (M-2) and has an existing residential structure and several outbuildings; the property is not currently in proximity to existing municipal water and sewer mains, which are currently 1800 LF to the southwest.

The current well and septic have the capacity to provide the water and sewer service needed for the proposed use, which includes two single bathrooms; the residential structure may be converted to a commercial building in accordance with the City's Zoning and Building Regulations. The use of the well and septic have been preliminarily reviewed and approved by Greene County, who oversees the regulation of septic systems within all incorporated and unincorporated areas of the County; final approval is pending the approval of this DA and approval of MODOT for a Commercial Driveway Permit, leading into the issuance of a Building Permit.

It is expected the construction of municipal water and sewer will be developer-driven, after the construction of the MM Expansion Project. Once municipal water and sewer services are available adjacent to the MM ROW or to an adjacent property, the property owner will be required to connect, at their expense, within twelve months.



Recommended Action

Staff is recommending approval of the Developer's Agreement.