

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: September 8th, 2025
SUBJECT: 401 Bernard St - Site Plan Review

Site Plan Review requested by Ross Grunwald, agent for Niemann Foods Inc., for an exterior facade remodel. Parcel PIN(s): 291-0815-0432-021.

SITE DETAILS:

Acres: 2.59 acres
Current Zoning: General Business (GB) Zoning
Existing Land Use: Retail
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing an exterior façade remodel of an existing commercial building. The project includes replacing existing wall panels with similar newer panels, painting existing walls, adding a glass overhead door, and resurfacing the existing parking lot. The plan will create a small additional third retail space in the building.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Within the General Business (GB) zoning district 'Indoor Sales or Service' is a principal land use permitted by right. 'Indoor Sales or Service' land uses include uses which conduct or display sales or rental merchandise or equipment within an enclosed building. *[per § 550-52C]*

Site Layout and Design:

The proposed project is for an exterior façade remodel only. No changes to the footprint of the building are being proposed.

Vehicle Access and Circulation

The existing parking lot configuration will remain after resurfacing. No changes proposed.

Landscaping:

No changes to the landscaping are proposed.

Lighting:

The project will utilize existing lighting. No changes are proposed.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:

STAFF RECOMENDATION:

- Staff recommends approval of the Site Plan.

ATTACHMENTS:

- Application materials.