

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: August 29, 2017
Re: ALRO Steel site plan review

On your agenda for the September meeting is a site plan review for two small additions to the ALRO Steel facility in the Combs Industrial Park.

One is a 52'X46' addition on the north side of the office area on the front of the building. The other is a 30'X46' addition to the south side of that same office area. These are noted on the plan as 'future additions.'

These are very straightforward additions that would not affect other aspects of their previously approved site plans, i.e. landscaping, parking, lighting, and etc.

The reason this review comes before you is due to the low threshold in the city's zoning ordinance that forces a site plan review for building additions over 1,000 square feet. In some zoning districts, this is perfectly appropriate, but the commission may want to look at increasing the threshold for industrial zones.

This is the second time in as many years where industrial projects were delayed by several weeks for what are largely procedural issues with our ordinance.

I have included a copy of the site plan for your review, as well as an approving resolution for your use and reference during the meeting.