

## Industrial Park Development Review Team

Tuesday, October 22, 2019

A meeting of the Industrial Park Development Review Team was called to order at 12:00 Noon by Chairperson Kirsten Reeths in the Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members Kirsten Reeths, Sandy Hurley, and William Murrock were present. Also present were Keller representative Mark Nysted, Therma-Tron-X representative Chuck Wheaton, Planner/Zoning Administrator Chris Sullivan-Robinson, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

**Adoption of Agenda:** Moved by Ms. Hurley, seconded by Mr. Murrock to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Construction of a new 120' x 338' addition for Therma-Tron-X, 1155 S. Neenah Avenue.
4. Adjourn.

Carried.

**Consideration of: Construction of a new 120' x 338' addition for Therma-Tron- X, 1155 S. Neenah Avenue:** Mr. Nysted, project manager for the proposed addition, stated that they are planning to build a 38,000 square-foot addition on the west side of the existing TTX building. This addition will be used for manufacturing. Slate blue with white trim will match the existing building, as well as continuing with all windows on the west elevation. In 2015, a 2400 square-foot addition was approved, but was never built. In the meantime, building codes had changed and they decided to increase the size of the addition. There will be 40 parking stalls available behind the addition. There are currently 80 parking stalls. Baudhuin, Inc. did the engineering for the project. The proposed building will have an open concept with two crane bays.

Mr. Murrock was concerned with the Ahnapee Trail located behind the proposed addition. Mr. Wheaton responded that there will be 40 feet between the addition and the property line. The Ahnapee Trail is 5-10 feet from the property line.

Mr. Sullivan-Robinson suggested angle parking be used.

Mr. Olejniczak added that they will be losing parking due to the addition, but replacing it on the south side of the building.

Mr. Wheaton said that they are always looking to add new employees.

Mr. Sullivan-Robinson stated that a new landscape plan must be submitted. There needs to be one tree per six parking stalls planted. Five percent of the interior of the parking lot

must be landscaped. In addition, IPDRT guidelines suggest screening if the parking lots are within 25 feet of the right-of-way.

Stormwater management was discussed. There will be an 8-inch pipe installed from the loading dock to the new retention pond. Final approval is needed from the City Engineer.

Mr. Wheaton added that trucks carrying steel will be backing in off of Neenah Avenue.

After further discussion, it was moved by Ms. Hurley, seconded by Mr. Murrock to approve the construction of a 38,000 square-foot addition for Therma-Tron-X, subject to receiving a landscape plan prior to the building permit being issued. All ayes. Carried.

**Adjourn.** Moved by Mr. Murrock, seconded Ms. Hurley to adjourn. Carried. Meeting adjourned at 12:19 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary