

**FINDINGS OF FACT- JUNE 21, 2012
KIRK HUNT
MACHINE SHOP/ WOODWORKING
SITE PLAN
369 WEST MAIN
NORTH BUILDING**

ZONING: C-2 Allows service industries

UTILITIES: Available at site

STORMWATER: OK - Existing

LIGHTING: Existing

PARKING: OK- Existing

LANDSCAPPING: Not much area that can be landscaped. They will need to keep the weeds down around building.

FENCING: No outside storage planned.

SIGNAGE: None planned.

DUMPSTER: Use garbage cans, stored inside.

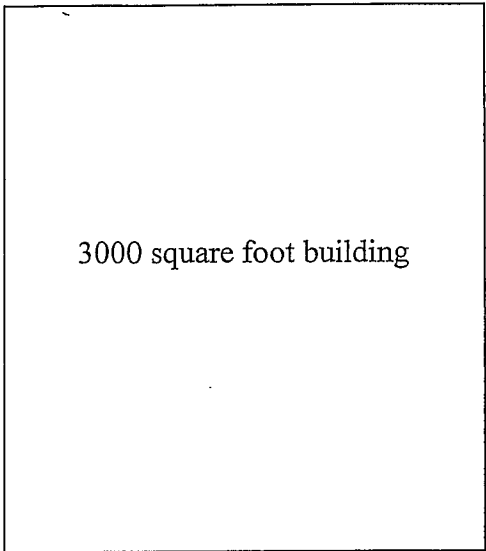
NOTES:

These will be two small businesses with one or two employees and should have a low traffic impact on this location. Building could use some paint on the back east portion. Discarded lumber items should be cleaned up around the building. The fire and sewer officials are doing a review and may have some requirements before the business licenses can be issued based upon the specifics of each businesses impact and requirements as they relate to the existing building. The Planning Commission recommends approval of this site plan with the following conditions: weeds be kept cut down and cleaned up, repaint as needed, unused wood and other items cleaned up and removed from around the building, garbage cans to be stored inside, no unfenced outside storage, and all fire and sewer requirements be completed during the business licensing process.

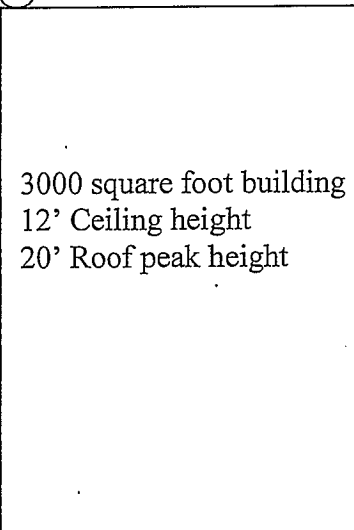
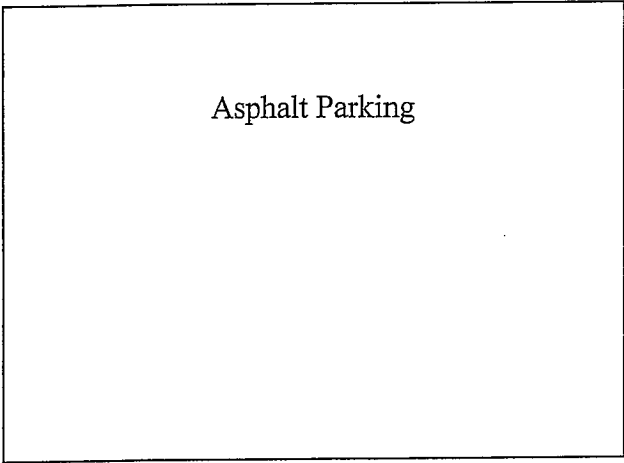
Property Address: 369 W. Main
Owner: S&K Property Investments
Kirk Hunt/Steve Moss

Access

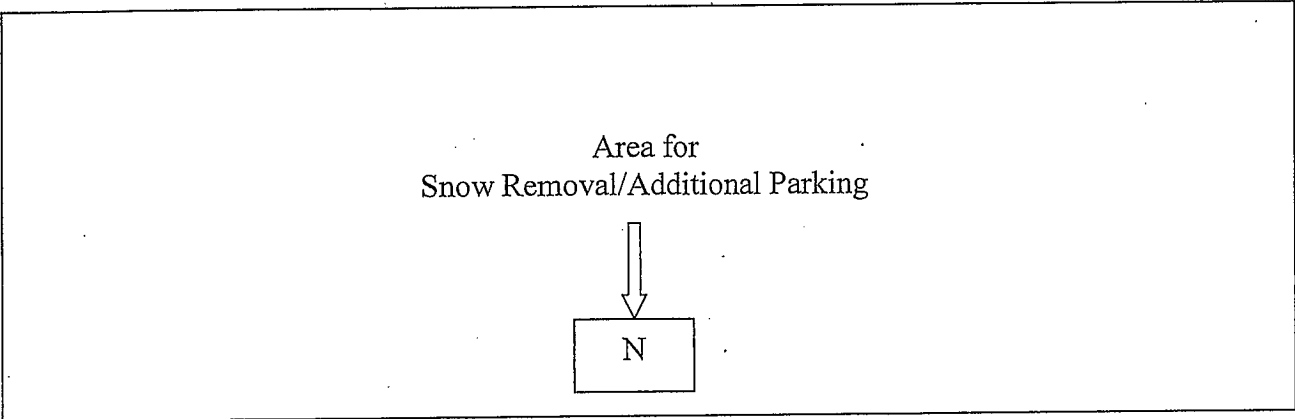
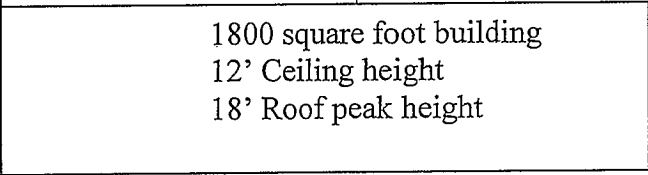
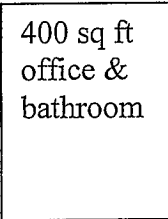
Trees



Outside
Light



Wall to divide
existing shop



Description for Site Plan Proposal

-Building is located at 369 West Main at the back (north) of the property

-Building consists of two different shops that are attached to each other. One being a 3000 square foot building on the south attached to an older 1800 square foot building to the north. There are two main doors on the building, one directly into 3000 square foot shop and one through the office that enters the back shop, and two 10'x14' overhead doors. I would look at putting a wall up to divide the 3000 square foot shop in half for the potential second business or closing off the back 1800 square foot section. The principal business is a small metal machine job shop manufacturing small machined parts for medical industry. This business will not have any customers coming to the shop and will consist of one to two employees. The second business is a potential future business that would be manufacturing specialty cabinets on a small scale and small R&D wood products. This business would consist of a couple of CNC machines and one employee. Neither business requires any outside storage.

-There is sufficient asphalt parking directly to the east of the building to accommodate the two businesses interested in leasing space.

-If either business decides to display signs they will be flat signs on the side of the building in accordance with existing codes.

-Black garbage cans will be used and stored inside building.

-Both businesses are small and will not require any room outside the building for storage.