

## Industrial Park Development Review Team

Tuesday, October 9, 2013

A meeting of the Industrial Park Development Review Team was called to order at 10:00 a.m. by Chairperson Ed Ireland in Council Chambers, City Hall, 421 Michigan Street.

**Roll call:** Members Ed Ireland, William Murrock, Sandy Hurley, and Alternate Bill Chaudoir were present. Also present were Therma-Tron-X representatives Brad Andreae and Chuck Wheaton, Keller representative Mark Nysted, 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. Approval of minutes from May 17, 2003.
4. Consideration of: Proposed addition for Therma-Tron-X, located at 1155 S Neenah Ave.
5. Adjourn.

Carried.

**Approval of minutes from May 17, 2013:** Moved by Ms. Hurley, seconded by Mr. Murrock to approve the minutes from May 17, 2013. Carried.

**Consideration of: Proposed addition for Therma-Tron-X, located at 1155 S Neenah Ave.:** Mr. Olejniczak stated that Therma-Tron-X is acquiring a 300' x 425' piece of property that is owned by the City, to construct a 25,920 sq. ft. addition on the southern end of the building. The parking would be moved further to the south to make room for the addition. The plan also shows a future addition for another phase at the northwest corner of the building. The Ahnapee Trail would be relocated at their expense. He has reviewed the plans from the Industrial Park criteria and general zoning criteria and the project complies with setbacks and total amount of greenspace. Although, there is a 10' setback for parking areas. In the new area, the buffer strip needs to be widened to 10 feet. At least twelve trees need to be added within 10 feet of the parking area.

Mr. Andreae mentioned that the dumpsters will be relocated to the south end of the addition. They are also adding additional ponding on the west side of the retention pond. Mr. Olejniczak added that City staff was satisfied with the plan.

Mr. Nysted explained some of the details of the addition. The east side, facing Neenah Ave., will have a masonry wainscoting to match the existing building. The metal structure will match the existing blue color of the building. The downspouts will be connected to the storm sewer. There will be three separate crane bays put into the building. The natural light windows will also match the existing windows.

Mr. Andreae stated that they will be moving the sheet metal shop into the addition. The plan is to put in an automated process in making ductwork to reduce labor costs.

After a short discussion, it was moved by Mr. Murrock, seconded by Ms. Hurley to approve the addition as presented, subject to the buffer strip by the new parking area be widened to 10 feet and at least 12 trees be planted within 10 feet of the parking area. All ayes. Carried.

**Adjourn.** Moved by Ms. Hurley, seconded Mr. Murrock to adjourn. Carried. Meeting adjourned at 10:14 a.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary