

Plan Commission Report

Agenda Item: Discussion and Possible Action Regarding a Site Plan for Clasen Quality Chocolates (Rail Shed)
Meeting Date: July 19, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Clasen Quality Chocolates has submitted a Site Plan to construct an approximately 20,000sf “rail shed” along the western edge of their property.

Analysis and Key Issues

The proposed building will be used to provide covered rail loading and off-loading purposes. Although still technically located within their first phase of development, this specific accessory structure was not included in their original submittal or approval. Therefore, Plan Commission review and approval is required.

Because this facility will be an accessory structure to their existing +400,000sf approved facility, the site plan conforms with all ordinance requirements in terms of stormwater, parking, etc. as part of the initial phase approval. Therefore, no additional improvements would be required beyond their initial approvals for this accessory structure.

The submittal does include a lighting plan for the facility as well as stormwater amenities. Additionally, the plan does show improved paved areas that would serve the facility and parallel the rail tracks.

The proposed development does not include landscaping, as this development represents a small portion of the overall 169 acre development site. CQC will be bringing forth a master landscaping plan for the entirety of their site and some point in the near future that will satisfy landscaping requirements for all phases of development.

Fiscal Impact

There is no fiscal impact to the City of Milton for this proposed facility.



Recommended Motion

The City Administration recommends approval of the site plan as approved, contingent upon a master landscaping plan being submitted by the developer.

Attachments

- Site Plan Documents
- Stormwater Review