

Plan Commission Report

Agenda Item: Public Hearing, Discussion, and Possible Action Regarding a Conditional Use Permit to Allow Temporary Outdoor Storage in A Commercial Storage Container Located at 1250 Arthur Drive

Meeting Date: January 4, 2022

Presenter: Al Hulick, City Administrator

Department: City Hall

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

Mark Warren, owner of American Awards and Promotions, has submitted a request for a Conditional Use Permit to allow temporary outdoor storage in a commercial storage container located at 1250 Arthur Drive.

Analysis and Key Issues

Temporary outdoor storage of items in a commercially manufactured outdoor industrial storage containers (“storage containers”) are allowable only after issuance of a conditional use permitted as prescribed within the Milton Code of Ordinances Sec. 78-216(10) subject to the following:

- a. The terms of the conditional use permit shall not exceed 12 months. The storage containers must be removed subsequent to the cessation of any construction activities.
- b. One six-month extension to locate storage containers on a parcel beyond that provided for in the conditional use permit may be authorized by the plan commission;
- c. The conditional use permit shall specify the maximum number of storage containers permitted;
- d. A conditional use permit for storage containers may be applied for not more than once in a three-year period;
- e. Semi-trailers shall not be permitted as storage containers.

Mark Warren would like to place a storage container on the property to allow for additional space to house inventory for his business, American Awards and Promotions, LLC. Due to supply chain shortages he has indicated it is necessary to purchase large quantities at one time. The unit will be 40’ in length by 8’ wide with a height of 8’6” and placed on the property on the west side of the paved surface.



The property is located in the B-2 zoning and requires a 50 foot setback requirement for side yards in adjacent to a residential district. Mr. Warren has indicated he is willing to place in another location on the property but chose this due to partial concealment from neighbors.

Fiscal Impact

There would be no fiscal impact to the City of Milton related to this request.

Recommended Motion

Following a public hearing, City staff recommends approval of the Conditional Use Permit for Temporary Outdoor Storage in a Commercial Outdoor Storage Container for 1250 Arthur Drive contingent on the placement of the unit placed outside the 50 foot setback requirement for B-2 side yards adjacent to a residential district.