

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
Jim Hartshorn, Comm. Dev. Director
From: **Melissa Sonnek, City Planner**
Date: **September 28, 2020**

Site Plan Review for the Expansion of an Existing Building at 1700 Marthaler Ln – Maureen Haggerty

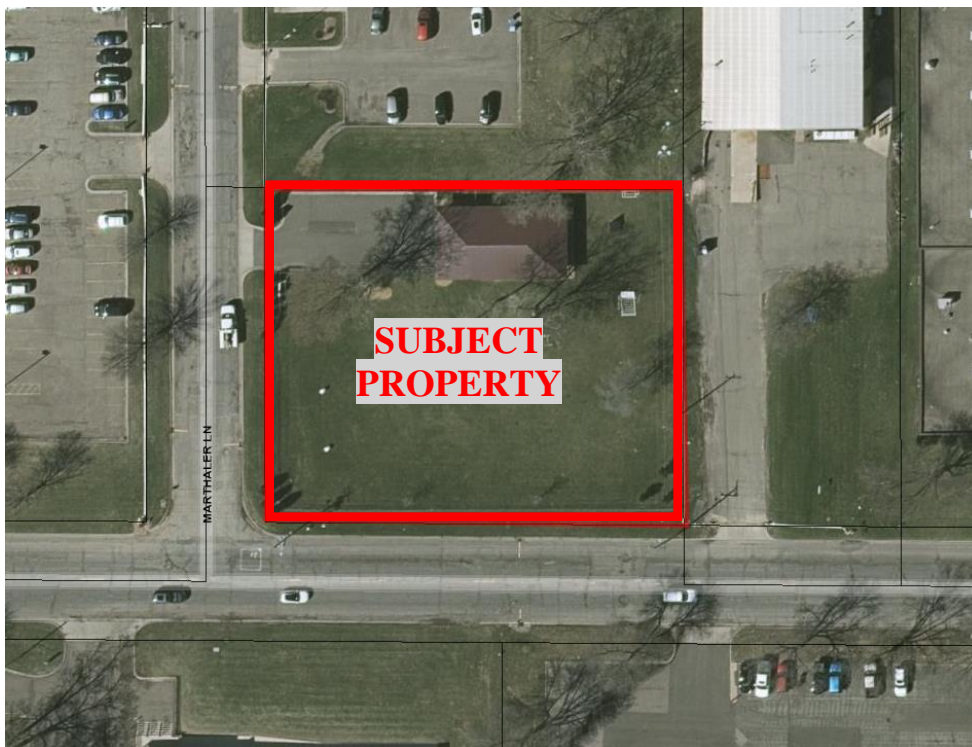
BACKGROUND INFORMATION:

Maureen Haggerty, owner of The Canine Coach, has submitted a site plan application for the expansion of an existing building at 1700 Marthaler Lane. The current facility is 1,984 square feet, most of which is open with just a roof covering. The expansion will create an additional 1,596 square feet as well as enclose the existing structure to allow for dog training courses to be held year round rather than just during the warmer months of the year.

For more specifics on the proposal, please refer to the Planning Commission memo dated September 15, 2020.

ATTACHMENTS:

Application and Public Notice
Planning Commission Report
Submitted Plans
Resolution



PLANNING COMMISSION:

The Planning Commission met in regular session on Tuesday, September 15th, reviewed the submitted plans and held a public hearing. No one from the public wished to speak on the item.

The Planning Commission voiced no concerns about the project and voted 7-0 recommending approval of the proposed site plan, subject to the conditions recommended by City Staff.

STAFF RECOMMENDATION:

Staff recommends that the Council hold a public hearing and approve of the site plan application for the expansion of an existing building at 1700 Marthaler Ln, subject to the submitted plans and the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits,
2. The applicant shall restripe the parking lot to delineate the parking stalls,
3. The applicant shall ensure that all lighting levels will not exceed zero foot candles at all abutting property lines, and no direct glare shall extend into the public street, public open space, or neighboring properties,
4. The applicant shall plant at least one tree measuring 4 caliper inches as well as new shrubs/planter boxes along the front (west) building façade,
5. The applicant shall incorporate visual relief measures to the north and south elevations to meet the minimum requirements,
6. All signage must comply with section 153 of the zoning ordinance, and
7. The applicant is to consider the additions made by the Environmental Committee as detailed in the memo dated September 8, 2020.