

**456 E. Cady St.  
Draft Motions**

**Approval – Final Site Plan**

Based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that the proposal at 456 E. Cady St., dated October 26, 2021, meets the required standards and findings for Final Site Plan approval (Section 19.05) of the Zoning Ordinance and approves the Final Site Plan, with the following conditions:

- A. Defer vehicular access and circulation of emergency vehicles to the City Fire Chief.
- B. Defer review of utility connections to the City DPW Director and City Engineer.
- C. Eliminate the dumpster screen and locate commercial trash pickup inside the building as shown on the Preliminary Site Plan (OR RELOCATE THE DUMPSTER SCREEN AS DESCRIBED AT TONIGHT’S MEETING \_\_\_\_\_)
- D. Show the loading/unloading space at 10’ x 50’ on the site plan.
- E. Revise the landscaping and lighting information as described in the November 8, 2021 CWA review, for review and approval by the City Building Official, or his designee, as part of the Building Permit application.
- F. Receive HDC approval for the project.

**-OR-**

**Refer Back to the Applicant – Final Site Plan**

Move to refer the request for Final Site Plan approval proposed at 456 E. Cady St., dated October 26, 2021, back to the applicant, to allow the applicant time to address the following items:

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_

**-OR-**

**Denial – Final Site Plan**

Based on the information received from the applicant, and reflected in the minutes of this meeting, the Planning Commission finds that the proposal at 456 E. Cady St., dated October 26, 2021, does not meet the required standards and findings for Final Site Plan approval (Section 19.05) of the Zoning Ordinance and denies the Final Site Plan.

This action is also based on the fact that the request is not in compliance with...

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_