

**PLANNING COMMISSION – MARCH 11, 2015**

**STAFF COMMENTS**

1. Ziegler Inc. Plan Review – File 15-03

- The applicant is Ziegler Inc. of Minneapolis.
- The property owner is Harlan Rohner.
- Being proposed is a sales and service facility for Ziegler equipment on property described as: part of the northwest quarter of the northwest quarter, Section 16, TWP 119N, Range 35W.
- The address of the property is 2987 West Highway 12, Willmar.
- Ziegler proposes the reuse of the former Thomas Tool building. Their plan is to develop a sales and service facility for small to medium Ziegler/Cat equipment.
- The proposed use is a permitted use with plan review in the I-2 General Industry District.
- There will be outside storage of equipment. All equipment storage will meet the required setbacks as stipulated by Ordinance.
- Access to the site is off Highway 12 and is an existing driveway.
- At this time, there are no proposed external changes being made to the building, other than signage.
- All utilities and municipal services are available to the site.
- It is not anticipated that any negative impacts on surrounding properties will result from the project.
- Hours of operation will be typical commercial hours.

**RECOMMENDATION:** To approve the plan review for Ziegler Inc. with the condition that the use at all times meets all applicable local, state, and federal laws and regulations.