

Discussion/Action – Site Plan Review for Fairlife at 999 W. Randall St. continued

Commissioner Weise agreed that the blue and white façade and windows should be extended along the entire south side of the expansion and along the east side and a portion of the north side that is visible from the roadway. Commissioner Weise requested that Fairlife provide updated renderings of all the recommended façade adjustments.

Commissioners LaCross, Weise, and Heinz agreed with each other the blue and white façade should be added to the wall adjacent to the silos as well, but windows are not needed.

Commissioner LaCross stated that Fairlife falls short on the required number of parking spaces and indicated that the parking lot appears to be a little different than the preliminary rendering and asked other Commissioners for their thoughts.

Commissioners Henry stated if Fairlife feels they can operate with the number of spaces they are proposing then that is okay.

Commissioner Weise stated if this is the number of parking spaces the company thinks they need for their employees then it is fine with her as this is not parking for the general public. It will be the company's responsibility to make sure their employees have adequate parking. The only concern that may not have been thought about is shift change and the overlap of employees coming and going.

Planning Director Vuong stated that the Planning Commission has been lenient with private businesses based on the needs of the company.

Ben Howard of Fairlife was asked how many employees and shifts there are. Mr. Howard stated there are between 450 to 500 employees and two 12-hour shifts.

Commissioner Weise inquired about the additional semi-truck traffic and if there is a plan to ensure that trucks are not backed up onto the roadway.

Commissioner Henry stated that Fairlife does a great job at keeping the truck traffic moving to avoid backups on the roadway but emphasized the importance of keeping the roadway clear of truck traffic.

Commissioner Weise stated that the temporary parking should be a paved surface and the sidewalk along 64th Ave needs to be open.

All Commissioners agreed the temporary employee entrance off 64th Ave shown on the site plan must be paved.

Motion by Commissioner LaCross with second by Commissioner Henry to approve the final site plan for Fairlife with the following conditions: Motion carried unanimously.

- ***Obtain a Building Permit and Flat Work Permit before beginning construction.***
- ***Obtain a Right-of-Way Permit before beginning any work within the right-of-way. The Right-of-Way application for the temporary employee entrance should be accompanied with additional information on the duration, number of users, width, pavement, etc. and assurance it will be removed and restored.***
- ***Obtain a Sign Permit from the Zoning Administrator prior to the placement of any sign.***

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- ***Drainage must be approved by the Ottawa County Water Resources Commissioner and a Storm Water Drain Maintenance Agreement must be executed with the City if determined to be necessary. These must be completed prior to issuance of a Building Permit.***
- ***Utilities shall be coordinated with the City Engineer, Department of Public Utilities, and Department of Public Works prior to beginning any utility work.***
- ***A Non-Domestic User Survey must be completed and submitted to the Department of Public Utilities Superintendent.***
- ***A Knox Box shall be installed in a location approved by the Fire Chief per Section 506.1 of the International Fire Code 2018 Edition.***
- ***All plant expansions must be in accordance with and compliance with all available utilities (water and wastewater), average day flows and loadings, peak day flows and loadings, and utility system needs and capacities. All plant expansions shall be reviewed and approved by the utility system owners.***
- ***Coordinate with the Fire Chief to ensure adequate fire hydrant coverage.***
- ***The blue and white façade with windows shown on the renderings shall extend along the entire south and east side of the building. Provide the City with updated renderings of the façade.***
- ***The temporary parking area and temporary employee entrance off 64th Ave shall be paved.***

Planning Commission Information included in Packet.

- *September 2025 – City Council Meeting Minutes*
- *September 2025 – Downtown Development Authority Meeting Minutes*
- *September 2025 – Fire Authority Meeting Minutes*
- *September 2025 – Permits*
- *October 2025 – City Council Meeting Minutes*
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Planning Director Comments

Planning Director Vuong stated Brad Misner recently left McKenna and Jim McManus will be stepping in and will be assisted by Ethan and Paige. Ethan and Paige had been working with Brad on the Master Plan. McKenna is planning to attend the December or January Planning Commission meeting.

Planning Commissioner Comments

Commissioner Wilson asked staff to contact Fairlife and Continental Dairy to address the spoiled milk odors.

ADJOURN

Chairperson/Commissioner Michael Heinz adjourned the meeting at 6:37 P.M.