

### Service Street Automotive final PD site plan approved

Pesicka presented an ordinance approving a final PD site

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Marianne Black  
Owner

plan for Service Street Automotive at 805 W. Baptist Road. Grey Wolf Architecture sought approval to develop a 4,480-square-foot light automotive service facility on Lot 8 of the 30-acre Monument Ridge development, which is 1.36 acres. This vacant lot is adjacent to Chase Bank to the north and northbound Struthers Road to the west. There will be a 5-foot sidewalk along the south side of Lot 8 to provide pedestrian access to Struthers Road.

The 2003 Comprehensive Plan Future Land Use Map designated the site as Community Commercial, which encourages a mixture of non-residential development that provides goods, services, and employment opportunities,

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Above: Sheryl with Ludde from Stockholm

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on sites that share access points, Pesicka said. The proposed light automotive service use was permitted by the existing PD zoning.

A water "will-serve" letter from Triview must be submitted to the Planning Department prior to recordation of the final PD site plan.

Pesicka said that no outside storage of vehicles would be allowed overnight. They will have to be stored somewhere other than the parking lot if repairs take longer than one day, he said.

The building will have one 35-foot high tower, which is allowed in this planned development, but the rest of the building will be 26 feet tall.

Xeric landscaping appropriate for Monument's climate will be installed on the property and around the detention pond, which will be enlarged. The Monument Ridge Architectural Control Committee has approved the building and site plan, Pesicka said.

There were no public comments during the public hearing on this ordinance, and it was approved unanimously by the trustees.

### Disbursements over \$5,000

The trustees unanimously approved the following disbursements over \$5,000 as presented in the board packet:

- Forsgren Associates Inc., Water Storage Tank Planning, \$7,355
- Sutron Corp., Downstream Water Gauge, \$7,639
- Elite Drilling Services LLC, Lawn Irrigation Flow Return Project, \$9,309
- American Machine & Conveyor Corp., Dedicated Sample Sites for Testing, \$5,980
- Jacobs Engineering, Downtown Sidewalk Project, \$5,315

At 7:05 p.m. the board went into executive session for the purposes of receiving legal advice on specific legal questions. No announcements were made after the session.

Lisa Hatfield can be reached at  
[lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

## TRI-LAKES REFORMED CHURCH

(RPCNA)

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