



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 10/13/2026
Agenda Section: Consent Agenda

Department Origination: Community Development

Agenda Item: Adopt Resolutions 2026-088 and 2026-089 approving the Preliminary and Final Plat of Frandsen Addition, Conditional Use Permits and Variances for property located between State Highway 371, Novotny Road, and Dellwood Drive

Approval Required: Simple Majority Vote

BACKGROUND

The applicant is requesting approval of the following items for the nearly 12-acre site:

- **Preliminary and Final Plat** to allow "Frandsen Addition" to create one lot and two outlots from three lots;
- **Conditional Use Permits (CUPs)** to allow a bank drive through and to allow multiple entrance signage; and
- **Variances** for drive through escape lane and building roof pitch.

The applicant is proposing to replat three existing lots into one buildable lot and two outlots. The buildable lot is proposed in the northwest corner of the property to allow development of a new 7,600-square-foot Frandsen Bank with a drive through. Access to the Frandsen Bank lot would be from Novotney Road. The remaining property would be comprised of two outlots for future development.

FINANCIAL IMPLICATIONS

None.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends approval of the plat, the conditional use permits, and the variances, subject to the findings and conditions in the draft resolution.

COUNCIL ACTION REQUESTED

Adopt Resolution 2026-088 & 2026-089 approving the Preliminary and Final Plat of Frandsen Addition, Conditional Use Permits for a drive-through and multiple sign entrance and Variances for the escape lane and roof pitch for property located between State Highway 371, Novotny Road, and Dellwood Drive.