



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 6/5/2024
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Recommend Planning and Zoning Commission Approve the Menards Conditional Use Permit

Approval Required: Simple Majority Vote

BACKGROUND

Menards has submitted a Conditional Use Permit (CUP) for a warehouse addition and a driveway installation. The warehouse addition was a late addition they wanted to include in their lumber yard to an existing building as shown in their submittals.

The warehouse addition was accounted for with their civil plans, there is a storm sewer pipe and structure that will be located inside the building but there are other structures under their warehouse buildings with access. They have addressed the drainage concerns with their civils therefore staff has no concerns with the warehouse addition.

The driveway installation is related to the property they purchased from Bill Bradford next to the Phase One Northwoods Crossing Addition (Sleep Number & Fire House Subs building). The original approvals for the Northwoods Crossing Addition showed joint access between the property Menards Purchased from Mr. Bradford and the developed parcel to the south. When Mr. Bradford sold the property, they did not clean up the access that was shown in the Northwoods Crossing approvals. Menards has submitted a CUP to allow access from the Phase One Northwoods Crossing Addition to the southernly private drive to Menards. Included in the Phase One Northwoods Crossing Addition were water improvements to the vacant parcel (Phase two Northwoods Crossing Addition) that are not required without development of the property. Currently the 6-inch water service is a dead-end line that has stagnant water without a hydrant to flush. The improvements were constructed so when Phase Two was developed they would not need to remove the parking lot improvements to Phase One. In the staff recommendations will be a condition to remove the water service improvements with the CUP. Public Works staff does not have any concerns with the location of the driveway and the stormwater was accounted for with the construction of the infiltration basin with Phase One.

FINANCIAL IMPLICATIONS

None.

STAFF RECOMMENDATIONS

Staff recommend approving the Conditional Use Permit with the condition below:

- Remove the water service pipe installed with the Phase One construction of the Northwoods Crossing Development for the Phase Two portion of the Northwoods Crossing Development.

COUNCIL ACTION REQUESTED

MOTION to recommend Planning and Zoning Commission approve the Menards Conditional Use Permit with the condition listed in the staff recommendation.