



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: March 13, 2025

Item Title: Zion Lutheran Conditional Use Permit

Submitted By: Michael Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: Staff continues to work on review of the site plan and are waiting for additional submittals. The one outstanding issue that needs to be resolved is a recommendation from the Plan Commission regarding the access on Fuller Street. The applicant is requesting the access from Fuller Street be constructed as a driveway access. With future development potentially coming in the future on the currently platted Fuller Street, should the access to the church be constructed to city street standards. Developers typically construct the roads for their development. In this case we do not know when future development will occur or how an extended Fuller Street would impact new development. The following options are for your consideration:

1. Recommend the Fuller Street access be constructed per the applicants request (driveway standards).
2. Recommend that the Fuller Street access be built to city street standards and to include a turn-around area for fire trucks.

List all Supporting Documentation Attached:

- CUP application

Action Requested of Council: Approve CUP with previously recommended conditions and a recommendation regarding the Fuller Street access improvements