



## Agenda Item Report

**Meeting Type:** Plan Commission

**Meeting Date:** April 2, 2025

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**Item Title:** Zion Lutheran Conditional Use Permit (CUP)

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

**Detailed Description of Subject Matter:** The application discusses the expansion of the school. The access through the site to Fuller Street is removed creating the need for a fire hydrant in the center of the site. Parking stalls meet the code as required and so a parking reduction request is not necessary. The City Engineer has included a review in the attached letter.

The Plan Commission recommends approval of the CUP with the below conditions including the temporary service drive until Fuller Street is built to support development to the west.

**Supporting Documentation Attached:**

- City Engineer Review letter
- Zion CUP application

**Action Requested of Council:** Approve CUP with suggested conditions below:

1. Address items listed in the City Engineer's review letter
2. Grantee obtain staff approval of a site plan that meets code requirements and the conditions in the Conditional Use Permit.
3. Grantee follow all municipal ordinances including storm water management
4. If any changes are made to the site, obtain an amended Conditional Use Permit
5. Provide a fire hydrant in the center of the site and other requirements provided by the Fire Chief
6. Screen refuse from public view
7. Obtain building, sign, and other permits as required by ordinance.
8. The Conditional Use Permit is in effect as long as all conditions of the permit are met.
9. Provide a service drive on Fuller Street until development occurs to the west.