



Agenda Item Report

Meeting Type: City Council

Meeting Date: April 8, 2026

Item Title: Consider and take action regarding a conditional use permit for RV staging area – Parcel 1512.18 located on Commerce Drive (Robbins Creek Commerce Center) (PC 3/12)

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

Detailed Description of Subject Matter: Markquart RV who obtained a CUP in 2024 is looking to expand its business by utilizing the property across Commerce Drive (parcel 1512.18). The application explains that the primary use is for staging RV trailers for eventual sale at 200 Commerce Drive.

The review letter lists a number of items that need to be addressed in the site plan. The City Engineer requests that striping be added. However, as Zoning Administrator, my reading of the zoning code says a parking lot is for more than five motorized vehicles. Furthermore, other properties on the same street do not have striping for their outdoor sales displays. This use is a hybrid of a parking lot and outdoor merchandise sales. Staff and the City Engineer are reviewing the storm water requirements for this property. While served by a regional stormwater system, our new storm water ordinance adopted December of 2024 likely requires additional storm water management. The City Engineer continues to review the submitted plans for compliance.

Conditions for consideration are listed in the requested action section. These are similar to the ones for the 200 Commerce Drive CUP but adapted for the “staging” land use on the other parcel.

List all Supporting Documentation Attached:

- Conditional Use Narrative
- Site Plan
- Appendix A
- Review Letter from City Engineer

Action Requested: The Plan Commission recommended approval of RV outdoor display and staging with the following conditions

- A. New CUP needed if property changes ownership or if significant changes are needed on the site
- B. Revise the site plan to reflect the items in the review letter except parking lot striping
- C. No parking spaces required for customers or employees unless buildings are added to the property or pavement expanded
- D. Obtain storm water permit (that meets current ordinance), erosion control, sign, and driveway permits
- E. The CUP shall remain in effect as long as the conditions upon which the permit were issue are followed
- F. Request an official address for the property from the city clerk
- G. Refuse shall be stored on the primary business premises at 200 Commerce Drive
- H. Damaged trailers shall be stored on the primary business premises at 200 Commerce Drive
- I. Maintain landscaping per municipal code
- J. Store recreational vehicles for repair on the 200 Commerce Drive property