



## Agenda Item Report

**Meeting Type:** Plan Commission

**Meeting Date:** January 2, 2024

---

**Item Title:** Zion Lutheran Conditional Use Permit

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

**Detailed Description of Subject Matter:** The application discusses the expansion of the school in phase one and the addition of a gymnasium in phase two. 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.

One phone call and one email was received regarding the proposed CUP. Both requests were inquiring about more information. One of the adjacent property owners had a concern because the Storm water pond on the site currently flows north near the north side of the property.

Staff suggests approval with conditions.

**List all Supporting Documentation Attached:**

- City Engineer Review letter
- CUP application

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

1. Grantee obtain staff approval of a site plan that meets code requirements and the conditions in the Conditional Use Permit.
2. Grantee follow all municipal ordinances
3. If any changes are made to the site, obtain an amended Conditional Use Permit
4. Provide a fire hydrant in the center of the site and other requirements provided by the Fire Chief
5. Screen refuse from public view
6. Obtain building, sign, and other permits as required by ordinance.
7. The Conditional Use Permit is in effect as long as all conditions in the permit are met.