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## MEMORANDUM

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**CC:** JOSHUA M. TETZLAFF, CITY ADMINISTRATOR  
**FROM:** EVAN C. GARIEPY, PLANNER  
**SUBJECT:** PLANNING COMMISSION SUMMARY - REQUEST FOR CONDITIONAL USE PERMIT #C2-2026 AND VARIANCE #V2-2026 TO ALLOW FOR A CHIROPRACTOR'S OFFICE ON THE FIRST FLOOR AND APARTMENTS ON THE SECOND FLOOR WITH REDUCED PARKING REQUIREMENTS AT 200 4<sup>TH</sup> AVE. SW, AS PROPOSED BY ANDREW FAUTSCH.  
**DATE:** MAY 28<sup>TH</sup>, 2026

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### **Planning Commission Summary**

The Planning Commission heard the above Conditional Use Permit and Variance request at their May 27<sup>th</sup>, 2026 meeting. The applicant, Mr. Andrew Fautsch, is requesting a CUP and Variance to allow for a chiropractor's office out of the first floor and apartment on the second floor of 200 4<sup>th</sup> Ave. SW, with a reduction in parking requirements. The clinic will see 20 patients a day, 3-4 days a week, and the two bedroom apartment will be rented out. The property is currently a legal non-conforming single-family house in the B3 Highway Commercial Zoning District, and the proposed new use is conditional.

There were no comments received from the public during the public hearing.

**The Planning Commission recommended approval of the Conditional Use Permit and Variance request on a unanimous vote (4-0) based on the eight findings and six conditions for the CUP and six findings and five conditions for the Variance listed in the staff report and attached resolution.**

### **Staff Recommendation**

Staff recommends approval of the attached resolution "...Approving Conditional Use Permit (#C2-2026) and Variance (#V2-2026)...".