

# City Council Item

September 8, 2025



|                       |                                                                                                       |                     |
|-----------------------|-------------------------------------------------------------------------------------------------------|---------------------|
| <b>Item</b>           | Extension of Conditional Use Permit (CUP) previously issued for a contractor's yard at 1591 Park Road |                     |
| <b>File No.</b>       | Planning Case #24-09                                                                                  | <b>Item No:</b> D.9 |
| <b>Agenda Section</b> | <b><u>CONSENT AGENDA</u></b>                                                                          |                     |
| <b>Prepared By</b>    | Rachel Arsenault, Associate Planner                                                                   |                     |
| <b>Reviewed By</b>    | Laurie Hokkanen                                                                                       |                     |

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|---------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b><u>SUGGESTED ACTION</u></b>                                                                          |                                         |
| "The Chanhassen City Council approves a one-year extension to the CUP 24-09 located at 1591 Park Road." |                                         |
| <b>Motion Type</b>                                                                                      | Simple Majority Vote of members present |
| <b>Strategic Priority</b>                                                                               | Development & Redevelopment             |

## **SUMMARY**

The contractor's yard CUP 24-09 was recommended for approval by Planning Commission on September 17, 2024, and approved by City Council on September 23, 2024. The property was then sold to the current owner, Beniek Property Services, on December 18, 2024. The CUP approval contains conditions to receive approval of stormwater management plans by the city and other applicable agencies. This is currently being worked through to create a final plan set for permitting purposes. The CUP expires if substantial completion of construction has not occurred within a year of CUP approval. No construction has begun on-site; only temporary erosion control measures have been put in place, therefore an extension to the CUP is required.

## **BACKGROUND**

This property has historically had code enforcement issues related to unpermitted contractor's yards. The previous owner applied for and received a CUP for a contractor's yard to begin rectifying the issues

with the property before its sale. The remaining issue of property stormwater management was passed on to the new property owner to rectify. The new property owner, Beniek Property Services, has been a part of Chanhassen for years and has moved from their previous compliant location within the City of Chanhassen.

## **DISCUSSION**

## **BUDGET**

## **RECOMMENDATION**

The Planning Commission recommended approval of the CUP extension as proposed.

## **ATTACHMENTS**

[CUP 24-9](#)

[CUP 24-09 Site Plan](#)

[Findings of Fact](#)