

Planning Commission Item

March 3, 2026



Item	Consider a Conditional Use Permit Request for Screened Outdoor Storage at 2100 Stoughton Avenue	
File No.	Planning Case #2026-03	Item No: B.2
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Lucas Buitenhoff, Cornerstone Investors	
Present Zoning	Industrial Office Park District (IOP)	
Land Use	Office/Industrial	
Acerage	21.21 Acres	
Density		
Applicable Regulations	ARTICLE 20-IV CONDITIONAL USES ARTICLE 20-XXII "IOP" INDUSTRIAL OFFICE PARK DISTRICT ARTICLE 20-XXV LANDSCAPING AND TREE REMOVAL	

SUGGESTED ACTION

“The Chanhassen Planning Commission recommends approval of the conditional use permit for screened outdoor storage at 2100 Stoughton Avenue, subject to staff conditions.”

SUMMARY

Applicant is requesting a conditional use permit for screened outdoor storage at the property located at 2100 Stoughton Avenue.

BACKGROUND

The property is currently home to an office-industrial-warehouse building that is actively in use separate

from this conditional use permit request. The west side of the property contains outdoor pickle vats that have occupied this space since roughly 1958, when the Gedney's pickle factory started operations.

Recently, in 2020, there was a development application for food processing and outdoor storage for six silos where the pickle vats are currently located. The City Council approved the development application on July 27, 2020; however, the project was never constructed.

DISCUSSION

The property owner does not have a tenant to occupy the outdoor storage at this time. They are requesting approval for outdoor storage and would then, if approved, market the opportunity. Since a tenant and specific items to be stored outdoors is unknown, staff has included a condition that the city be notified of any tenants and that prior administrative approval be granted before any future tenant occupies the space.

Additionally, the property is bordered on three sides by the City of Chaska. Chanhassen city staff has provided the City of Chaska staff with the application materials and requested feedback on the proposal as it is primarily Chaska property owners that would be most directly impacted by the proposal. Comments from the City of Chaska have been included in the staff report as well as incorporated into the proposed CUP conditions.

RECOMMENDATION

Staff recommend approval of the requested conditional use permit for screened outdoor storage at 2100 Stoughton Avenue, subject to the conditions and comments listed in the staff report.

ATTACHMENTS

[Development Application](#)

[Narrative](#)

[Plan Set](#)

[Survey](#)

[Staff Report](#)

[Findings of Fact](#)

[Affidavit of Mailing](#)