# City Council Item

March 23, 2026

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| **Item** | Consider a Conditional Use Permit Request for Screened Outdoor Storage at 2100 Stoughton Avenue | |
| **File No.** | Planning Case #2026-03 | **Item No:** D.11 |
| **Agenda Section** | **CONSENT AGENDA** | |
| **Prepared By** | Rachel Arsenault, Associate Planner | |
| **Reviewed By** | | |

**SUGGESTED ACTION**

"The Chanhassen City Council approves the conditional use permit for screened outdoor storage at 2100 Stoughton Avenue, subject to staff conditions."

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| **Motion Type** | Simple Majority Vote of members present |
| **Strategic Priority** | Development & Redevelopment |

## 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.

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 will market the opportunity if approved. Since the tenant and specific items to be stored outdoors are 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.

A public hearing was held at the Planning Commission meeting on March 3, 2026, and there were no testifiers.

## BUDGET

## RECOMMENDATION

The Chanhassen Planning Commission recommends the City Council approve the requested conditional use permit for screened outdoor storage at 2100 Stoughton Avenue, subject to the conditions and comment listed in the staff report.

## ATTACHMENTS

Development Application
Narrative
Plan Set
Survey
Staff Report
Conditional Use Permit
Findings of Fact
CUP Planning Commission Minutes from 03-03-26