

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: July 6, 2021

Subject: Kwasniewski Conditional Use Permit - Major Home Occupation - 2029 Elmwood Drive

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Carla Kwasniewski has applied for a Conditional Use Permit to operate a hair salon within a single-family home, which is a major home occupation in the Residence R-1B single-family district

Background:

Carla and Scott Kwasniewski recently purchased the home at 2029 Elmwood Drive. The home had been previously renovated for a rental apartment in a portion of the basement. This portion of the basement has a separate entrance providing direct access to the space, which the applicant would now like to reuse as a hair salon. A hair salon is considered a major home occupation.

Item Details:

The salon will include one chair and appointments are required. Two parking spaces are required for a major home occupation. This would be in addition to the two parking spaces required for the single-family dwelling. The two-stall garage and driveway leading to the garage will be sufficient. Since appointments are required, only one parking spot at a given time should be occupied by a customer. In the case of overlapping appointments, the remaining parking space in the driveway could be utilized or a car may park temporarily on the road.

The applicant proposes to operate the hair salon between the hours of 10 am – 7 pm Monday – Thursday. The salon will not be open during the weekend. The applicant has completed the major home occupation checklist which suggests that all conditions of approval will be met. The applicant may place a small sign on the lot. A sign is allowed so long as it meets the sign regulations for a residential district.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a later date

The Development Review Team supports the conditional use permit request. Staff recommends approval with the following conditions:

- The conditional use permit is for the applicant only and cannot be transferred to subsequent property owners
- Any signage requires a sign permit and must conform to standards and allowances set for a residential district

Supporting Documentation:

1. Notice
2. Application
3. Major Home Occupation Checklist
4. Aerial Map
5. Site Plan