Committee: Plan Commission	**Date**: 11/20/2024
Common Council Item Number: PC24-0624	**Date:** 11/20/2024
Submitted By: Doug Koehler, City Planner	**City Administrator Approval:** Click here to enter text.
Finance Department Review: Click here to enter text.	**City Attorney's Office Review:** Click here to enter text.
Subject: PC#24-0624- Conditional Use Permit- 218 S. East Avenue, TLC Massage Therapy- A request for a Conditional Use Permit to operate a home business for massage therapy at 218 S. East Avenue in the Rm-1 Residential District	

Details:

The applicant is applying for a Conditional Use Permit (CUP) to allow for a massage therapy business in their home located at 218 S. East Avenue. The property is zoned Rm-1, Multi-family Residential District. A home business is a conditional use in that zone. The applicant currently has a dog grooming business which received a Conditional Use Permit at the March 22, 2023 Plan Commission meeting. The dog grooming business operates Monday through Friday from 8am-5pm.

The applicant is looking to add a message therapy business approximately two days per week in the evening or on days in which there are no dog grooming appointments scheduled. The massage appointments would be scheduled between 9am-8pm. The applicant would be the only employee on site and would only have one customer at a time between the two businesses. There is parking for approximately three vehicles in the driveway and since there will only be one client at a time, parking would be sufficient. The dog grooming business and massage therapy would take place in the new garage in the back of the property.

Options & Alternatives:
Click here to enter text.

Financial Remarks:
Click here to enter text.

Executive Recommendation:
Staff recommends approval of the Conditional Use Permit for 218 S. East Avenue with the following conditions:
- All engineering, fire department, and water utility comments to be addressed
- No employees from outside the home are permitted on site.