

To: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Dave Maroney, Director of Economic Development and Planning.

SUBJECT: CUP for 1201 Fifth Street North

DATE: March 11, 2014.

BACKGROUND.

Ag Partners proposes to sell the residential property they own immediately south of the Cenex C-Store – see the accompanying map. The Residential-Business District (R-B District) requires a Conditional Use Permit be approved to allow the vacant structure to be reoccupied for residential use. The Planning Commission recommends that a property survey be prepared to determine whether the proposal complies with Section 152.073 of the Zoning Ordinance.

REQUESTED COUNCIL ACTION.

The City Council is asked to approve the Conditional Use Permit to allow an existing vacant structure and property to be used as a single-family detached dwelling in the R-B District as recommended by the Planning Commission.

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2067

CONDITIONAL USE PERMIT FOR 1201 FIFTH STREET NORTH

WHEREAS, Ag Partners (Property Owner) has made application for a Conditional Use Permit (“CUP”) to allow an existing vacant structure and property located at 1201 Fifth Street North (PID 52.480.0560) to be used as a single-family detached dwelling; and

WHEREAS, the Planning Commission conducted a public hearing on March 10, 2014 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) to allow an existing residential structure to be used for residential purposes is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) the proposal is generally in harmony with the purpose and intent of the R-B District; (c) residential land use in this neighborhood will be consistent with the Comprehensive Plan and will not alter the essential character of the locality; and (d) a property survey is needed to determine whether the existing property and structures comply with applicable performance standards pursuant to Section 152.073 of the Zoning Ordinance; and

WHEREAS, based upon the aforementioned findings the Cannon Falls Planning Commission recommends to the Cannon Falls City Council that the application for the CUP be approved subject to submission and approval of a property survey and in the event that the property survey identifies potential concerns relating to issues of access, drainage, buffering, lighting and/or other performance standards between 1201 Fifth Street North and the adjacent Convenience Store that Ag Partners be required to rectify said concerns.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings the Conditional Use Permit is approved subject to completion of a property survey and compliance with applicable performance standards as stipulated by Section 152.073 of the Zoning Ordinance.

Adopted this 18th day of March, 2014.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator

Conditional Use Permit Application

1201 Fifth Street North



- ◆ Cities
- County Boundaries
- ▬ Railroad
- ✈ Airports
- ▬ Structures
- ▬ Roads
- ▬ US Hwy
- ▬ State Hwy
- ▬ County
- ▬ Roads
- ▬ Lakes & Rivers
- ▬ Unincorporated Community
- ▬ City Parks
- ▬ Municipalities

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Created From Cannon Falls Online Mapping Site. Sources: Goodhue County, MN; City of Cannon Falls, MN. Map Created: 3/3/2014