

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: Conditional Use Permit – Soulfisher Collision.

DATE: June 11, 2015.

BACKGROUND.

The property owner is seeking approval to permit “vehicle sales” on property that is currently zoned *R-B, Residential Business District* – a CUP is required for “retail commercial activities” (152.608 (K)).

Section 152.608 (K) stipulates standards that must be satisfied to allow this proposal. The accompanying photograph shows up to eight (8) vehicles parked on the existing bituminous surface with sufficient area retained for traffic to flow between the vehicles and the Storage building. No new or additional signage is proposed to advertise “vehicle sales”.

REQUESTED COUNCIL ACTION.

As recommended by the Planning Commission, the City Council is asked to approve the Conditional Use Permit.



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

RESOLUTION NUMBER 2135

CONDITIONAL USE PERMIT FOR SOULFISHER COLLISION

WHEREAS, Soulfisher Real Estate Holdings, LLC doing business as Soulfisher Collision has made application for a Conditional Use Permit ("CUP") to conduct retail commercial activities (vehicle sales) within the R-B, Residential Business District on property located at 1713 and 1717 Highway 20 North (PID's 52.115.0010 and 52.115.0020); and

WHEREAS, the Planning Commission conducted a public hearing on June 8, 2015 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) the proposed project is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) the proposal is in harmony with the general purpose and intent of the criteria cited by Section 152.072 of the Code and the proposed use is compatible with the existing use of the property; and (c) the plan to allow the display and sale of up to eight (8) vehicles from this property is consistent with the Comprehensive Plan and will not alter the essential character of the locality; 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 conditionally approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings that the Conditional Use Permit is approved subject to compliance with all applicable requirements of Section 152.608 (K) of the Code.

Adopted this 16th day of June, 2015.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator