

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

RESOLUTION NUMBER 2152

CONDITIONAL USE PERMIT FOR BITUMINOUS ROADWAYS, INC.

WHEREAS, Bituminous Roadways, Inc. (“Applicant”) has made application for a Conditional Use Permit (“CUP”) to operate a bulk storage facility for asphalt cement within the I-2, General Industrial District on property located in the vicinity of Fourth Street North and Dakota Street West (PID’s 52.500.0071; 52.500.0140; 52.500.0080; 52.500.0130; and 52.500.0050); and

WHEREAS, the Planning Commission conducted a public hearing on August 10, 2015 and continued the public hearing on September 14, 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 and the Applicant has submitted an acceptable plan for an air quality system that is designed to effectively minimize and control odors; (b) the proposed industrial land use is compatible with the existing use of the property and neighboring development; (c) upon rezoning the property to an I-2, General Industrial District classification, the proposed project and land use is permitted by conditional permit and will be consistent with the Comprehensive Plan; (d) the proposed use can be accommodated with existing public services and will not overburden the City’s service capacity; and (e) the projected traffic generated by the proposed use and project may reduce the useful life of existing streets that are located in close proximity to the property that provide access to the property; 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 provided that the Applicant also: (a) prepares and implements a plan for adequately securing (fencing, etc.) the property; (b) agrees to cooperate with the City on the development and implementation of a traffic plan and infrastructure replacement program that least impacts the neighborhood; and (c) further assists City staff with undertaking reasonable due diligence to better assess the potential impact of the proposed operation.

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 152.073 General Performance Standards and consistent with the recommendation of the Planning Commission.

Adopted this 6th day of October, 2015.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator