

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

RESOLUTION NUMBER 2153

CONDITIONAL USE PERMIT FOR PROGRESSIVE RAIL, INC.

WHEREAS, Progressive Rail, Inc. has made application for a Conditional Use Permit (“CUP”) to operate a maintenance-of-way mechanical shop, equipment storage and repair facility within the I-2, General Industrial District on property located in the vicinity of Fourth Street North and Dakota Street West (PID’s 52.500.0410 and 52.500.0411); 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 site development and operational plan submitted by the Applicant has been prepared to provide assurance that the proposed Project will not adversely impact the general welfare, public health or safety of the neighborhood; (b) as proposed by the Applicant, the Project can be developed to be compatible with neighboring development; (c) upon rezoning the property to an I-2, General Industrial District classification, the land use proposed by the Project is allowed either as a permitted (152.686) or conditional use (152.688) and can be developed to be consistent with the Comprehensive Plan; (d) the proposed land 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 the Applicant revises the operational plan to further minimize the impact of train traffic in the neighborhood.

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.

Adopted this 6th day of October, 2015.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator