

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: CUP for MN Woodcraft Property.

DATE: December 10, 2015.

BACKGROUND.

The accompanying aerial photo (*ArcGIS WebMap*) shows the existing site and building to be acquired by Andy Hines for development of *MN Woodcraft*. Also enclosed is the *Development Application* that describes Andy's plans for the business and operations. Within the *B-2, Highway Business District* a CUP is required to allow the proposed use - Section 152.648 (E).

The Code stipulates standards that must be satisfied to allow this proposal to be permitted – a final plan for landscaping, parking and signage must be approved. I will continue to work with the Applicant to prepare final plans for development of the property that will satisfy the applicable requirements of the Code.

The Planning Commission conducted a public hearing on this matter and recommends conditional approval of the Application.

REQUESTED COUNCIL ACTION.

As recommended by the Planning Commission, the City Council is asked to approve the Conditional Use Permit in accordance with the accompanying Resolution.

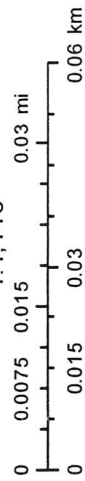
ArcGIS WebMap



December 8, 2015

- Major Roads 1,200
- County Roads 1,200
- US Highway
- State Highway
- Roads 1,200
- County Roads - Gravel
- County Roads - Paved
- Township or Other Roads
- Township or Other Roads
- Township or Other Roads
- ESRI Major Roads

1:1,140



Development Application

MN WOODCRAFT
6876 319TH STREET WAY
CANNON FALLS, MN 55009
507-421-0797
andy@mnwoodcraft.com
www.mnwoodcraft.com
11/22/2015

Project Description

Restore the condition of the property 894 4th St S, Cannon Falls. Move the woodworking business of MN Woodcraft to the property after necessary repairs to the building have been completed.

Business Description:

MN Woodcraft builds quality custom cabinets. I have been operating a woodworking business since 2001 in a shop south of Cannon Falls. Do to increased work flow, an increased shop space is needed. Before moving into the property, MN Woodcraft will provide numerous upgrades to the building. Some of these include: All new electrical (110 volt, 220 volt, 200 amp electrical panel), New lighting (interior and exterior), all new heating, new paint (interior and exterior) and new doors and windows.

Operation Description:

MN Woodcraft operates under normal business hours, generally 8am-5pm. The actual work will be conducted within the building and only moves outside if we are unloading or loading material. We use internal dust collection, which means there will be no external noise or dust generated. The majority of cabinet finishing is done on the construction or remodeling site. If staining or painting is done within the shop, water based, low VOC products are used, resulting in no odors or contaminants. We are not a production shop. There is not continuous machinery running, nor a continuous flow of trucks coming and going. We usually receive material every two weeks. MN Woodcraft is based on a small number of craftsmen providing a timeless service.

Site Plan:

Building is constructed of cinder block and has a total interior square footage of 1920 feet. Building has city sewer and water in good working order. A new asphalt roof was installed earlier this year.

Building Interior:

At this stage it is a bit difficult to know the exact layout until the tools are positioned within the building. We can expect the interior parameter walls to house saws, shapers, planners, etc., while keeping open areas dedicated to cabinet assembly. There will be a small show room within the building showing examples of our work.

Exterior of Building and Lot Use:

As mentioned above, an exterior makeover will happen in the spring. Although the building is sound, it is in need of cosmetic enhancements to better show our attitude of quality and design.

We have no plans at this time to add additional buildings or storage on this half acre lot. We will use the open lot for parking, approximately 1-4 vehicles can be expected at any one time. Vehicles can be expected to park on the south side of the building, allowing remainder of the lot for vehicle turnaround.

Landscaping:

It is my intention to enhance the property with more "softscaping". This would include planting a natural perimeter consisting of flowers and shrubs. As a business using FSC (low impact harvesting & sustainable wood products) material, we are driven to provide an overall look and feel of a "green" business.

The current grading of the lot is ideal. Water runs as it should, slow and away from this building. Due to the large open parking area, snow will be able to be pushed to the rear corner and not hinder ours or neighboring properties.

It may be relevant to note, I hold a degree in Environmental Science. This provides me with greater insight into how one can and should maintain property within a natural setting.

Environmental Study:

An environmental study conducted by *Omni Environmental INC* consisting of a phase I & II was completed in 2015. Soil samples were taken and property was deemed with a clean bill of health.

Conclusion:

It is my opinion this new location will not only suit my business well, but benefit the city of Cannon Falls. Having a stable small business will not only help with the Cannon Falls tax base but also improve the look of this area.

Thank you for your consideration.

Andy Hines

PHONE: (507) 263-3274 FAX: (507) 263-1554 EMAIL: rsurvey@frontiernet.net

SAMUELSON SURVEYING INC.

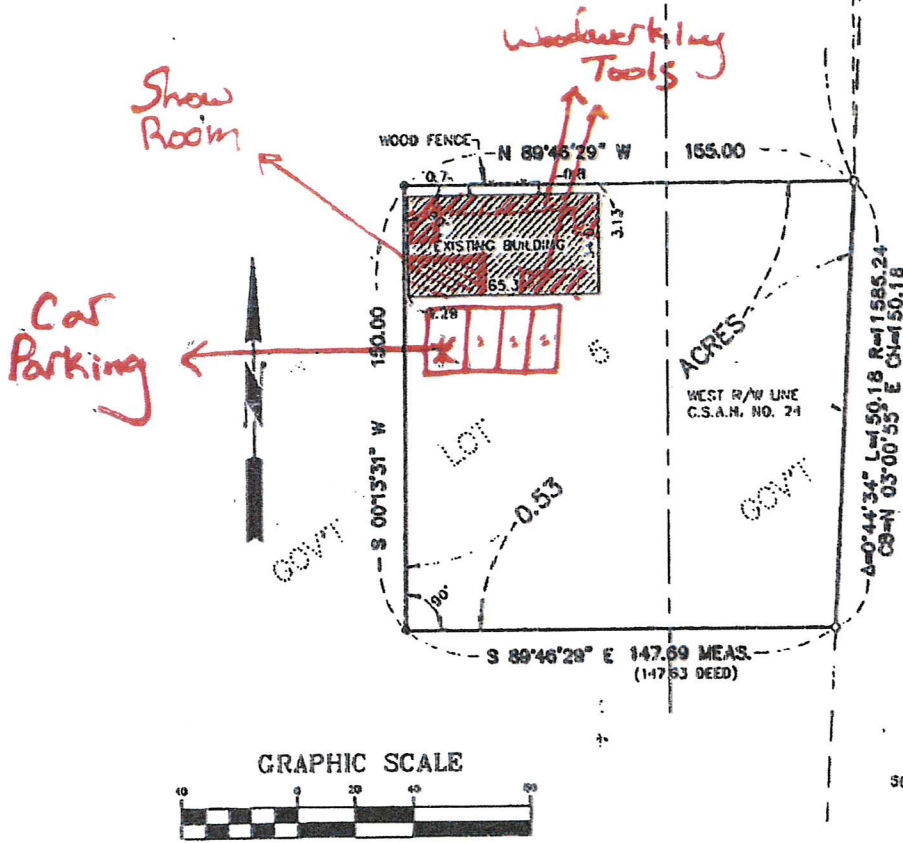


1103 West Main Street
Cannon Falls, MN 55009

V. Richard Samuelson
Registered Land Surveyor

SURVEYORS CERTIFICATE

PLEASE NOTE: PROPERTY CORNERS FOUND OR SET ARE BASED ON A BOUNDARY SURVEY BY THE GOODHUE COUNTY SURVEYORS OFFICE OF THE FORMER GOODHUE COUNTY CANNON FALLS SHOP BUILDING.



COUNTY STATE AID HIGHWAY NO. 24
(FORMERLY TRUNK HWY. NO. 52)

TORRENS LEGAL DESCRIPTION

All that part of Government Lots Five (5) and Six (6) of Section 19, in Township 112 North, Range 17 West, described as follows:

Beginning of a point on the West right-of-way line of Trunk Highway No. 52, now known as Goodhue County State Aid Highway 24, 1500 feet South and 65 feet, more or less, East of the Northeast corner of Government Lot 2 of Section 19, Township 112 North, Range 17 West, thence run West, parallel with the North line of said Section 15, for 155 feet, thence south at right angles for 150 feet; thence East, parallel with the North line of said Section 19, 147.83 feet, more or less, to the West right-of-way of Trunk Highway No. 52, now known as Goodhue County State Aid Highway 24; thence North along said right-of-way line to the place of beginning.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: June 22, 2007

V. Richard Samuelson
V. Richard Samuelson Minnesota Reg. No. 10999

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

RESOLUTION NUMBER 2173

CONDITIONAL USE PERMIT FOR MN WOODCRAFT PROPERTY

WHEREAS, Andy Hines has made application for a Conditional Use Permit (“CUP”) to allow MN Woodcraft to locate at 894 Fourth Street South (PID 52.719.3100) as regulated by Section 152.648 (E) of the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a public hearing on December 14, 2015 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) the proposed land use is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) the proposed land use is in harmony with the general purpose and intent of the Zoning Code, is consistent with the Comprehensive Plan and will not alter the essential character of the locality; (c) the woodworking shop and operation will be developed to conform with applicable performance standards; (d) municipal utilities are available to accommodate the proposed project; and (e) Fourth Street South provides sufficient access to the site and proposed use; and

WHEREAS the Planning Commission recommends to the 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 the Zoning Ordinance and the Building Code.

Adopted this 15th day of December, 2015.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator