

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: *Strike Too, Inc. (Banks)*

DATE: November 25, 2016.

BACKGROUND.

Bob and Marlene Banks propose to demolish the building located on the property that they own immediately north of the Banks Outdoors/Strike Tool facility to allow for an expansion/addition of Strike Tool, Inc. Their plans propose a new building of approximately 32,000 square feet attached to the existing Banks Outdoors/Strike Tool building. The accompanying aerial photograph (“Strike Tool, Inc. Project November 2016”) and three (3) drawings provided by Kiehm Construction, Inc. illustrate current conditions and the proposed preliminary development plan.

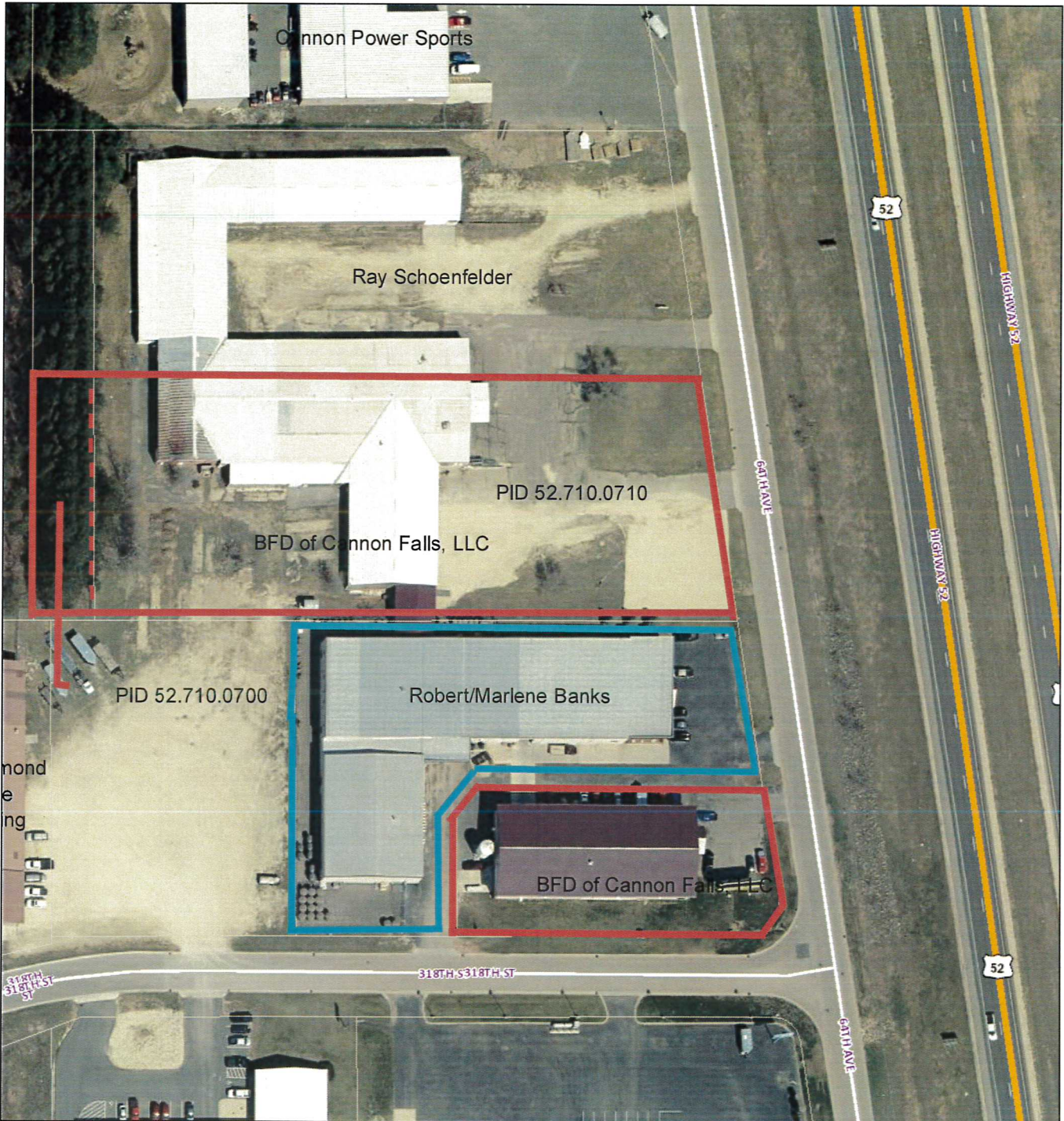
The 32,000 square foot addition will provide Strike Tool, Inc. with additional space required for manufacturing, assembly and warehousing. To allow the project to proceed, the property must be rezoned from the B-2, Highway Business District to the I-1, Limited Industrial District and a variance to the minimum side yard setback requirement must be approved. The I-1, District requires a minimum side yard (interior lot) setback of twenty (20) feet and a zero (0) foot setback is proposed for the “common wall”. *Note:* BDF of Cannon Falls, LLC owns the proposed development property and the Bank’s own the existing building to which the expansion will be attached.

In the event that the property is rezoned and the variance allowed, the Bank’s will have final development plan details (parking, loading, site drainage, landscaping, etc.) prepared and submitted for approval. Preliminarily, it appears that the project can be designed and constructed to satisfy applicable standards imposed by the Zoning Ordinance and Building Code.

REQUESTED COUNCIL ACTION.

The City Council is asked to adopt the Resolution approving the rezoning and variance and also the corresponding first reading of the Ordinance to rezone as recommended by the Planning Commission and supported by the Economic Development Authority.

Strike Tool, Inc. Project (November 2016)



November 9, 2016

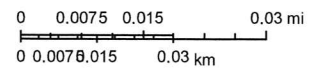
1:960

House Number

ESRI Major Roads

PIN

Parcels



Roads 9,600

Township or Other Roads

Major Roads 1,200

US Highway

State Highway

County Roads 1,200

County Roads - Gravel

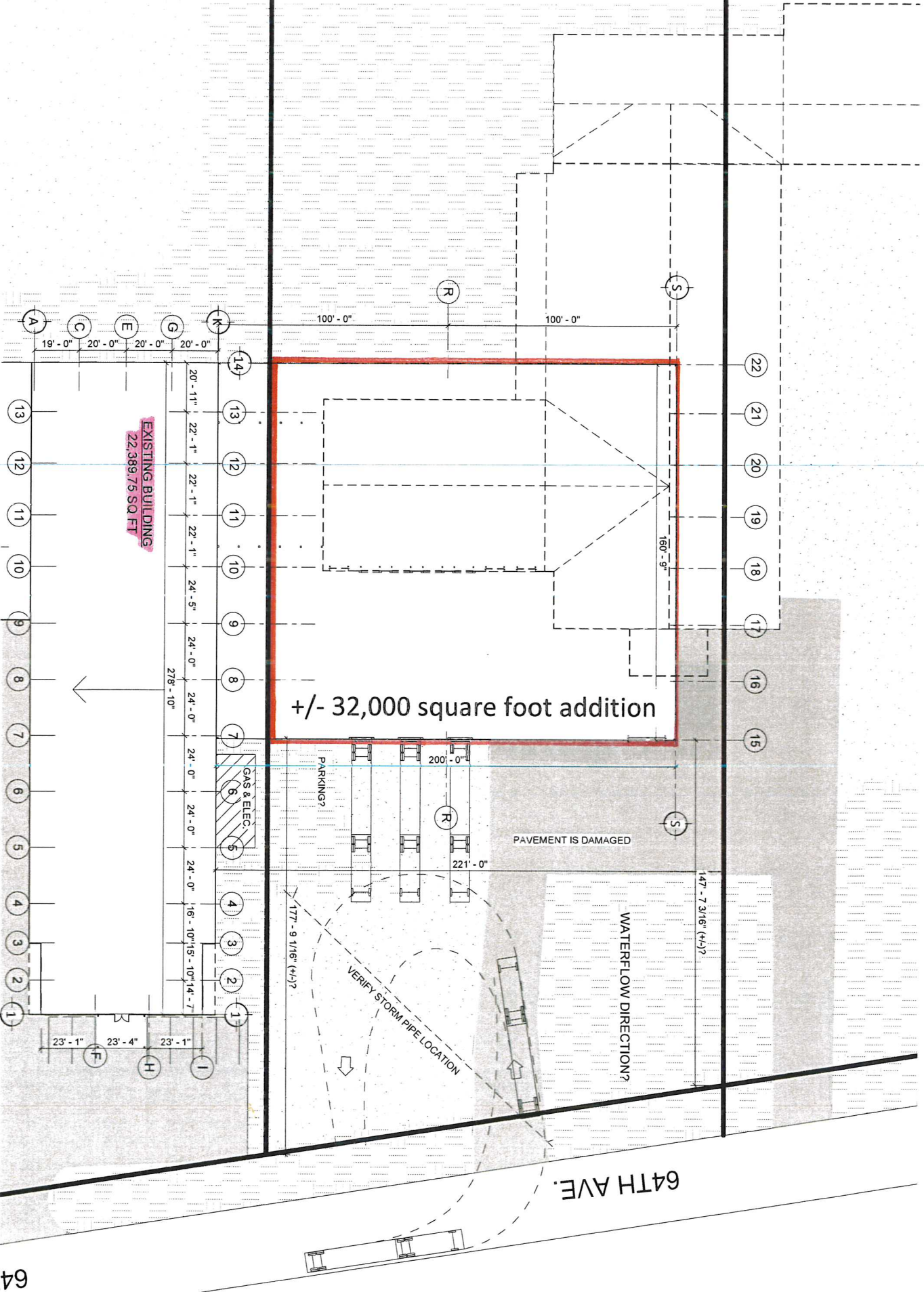
County Roads - Paved

Roads 1,200

Township or Other Roads

Roads 1,200

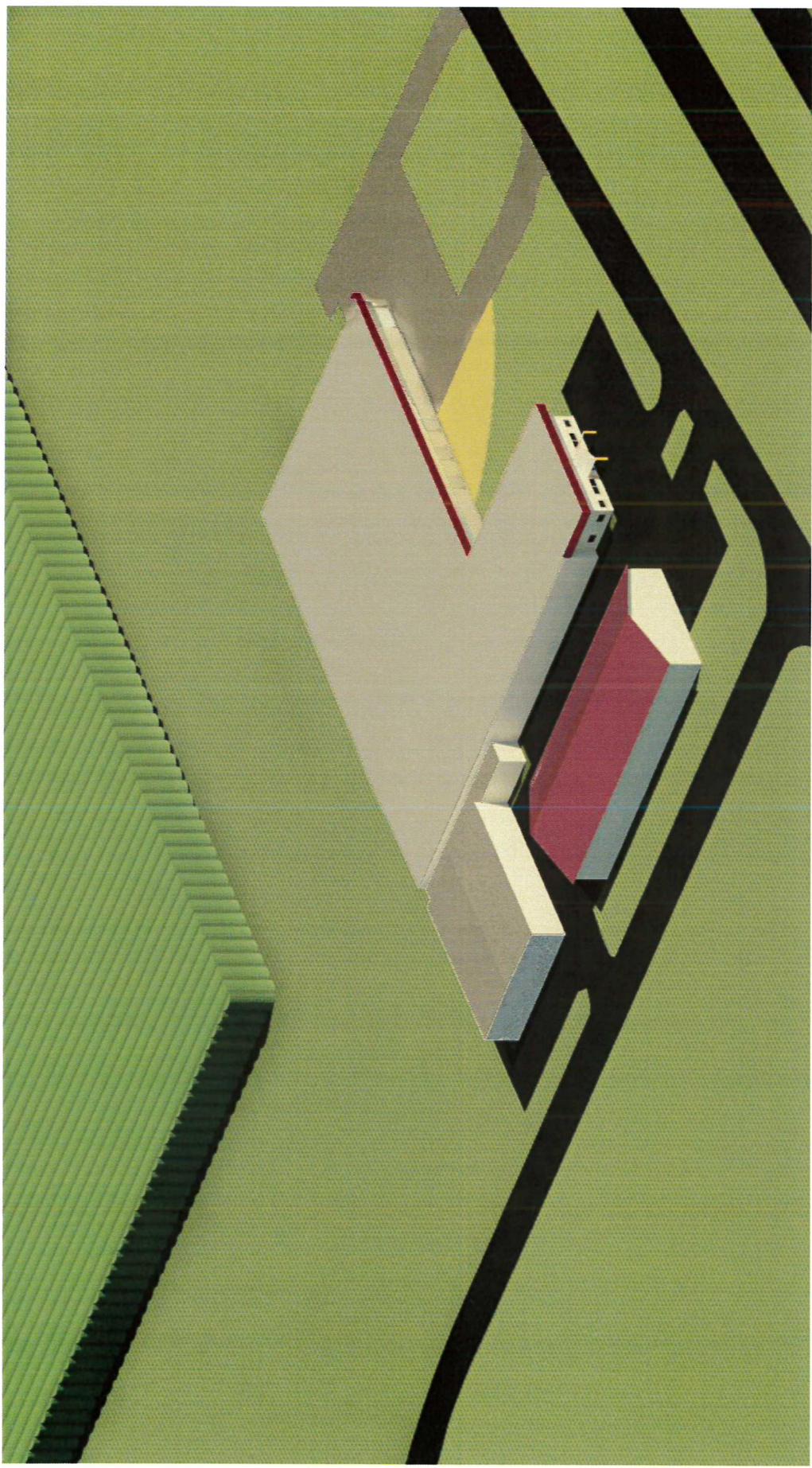
Township or Other Roads



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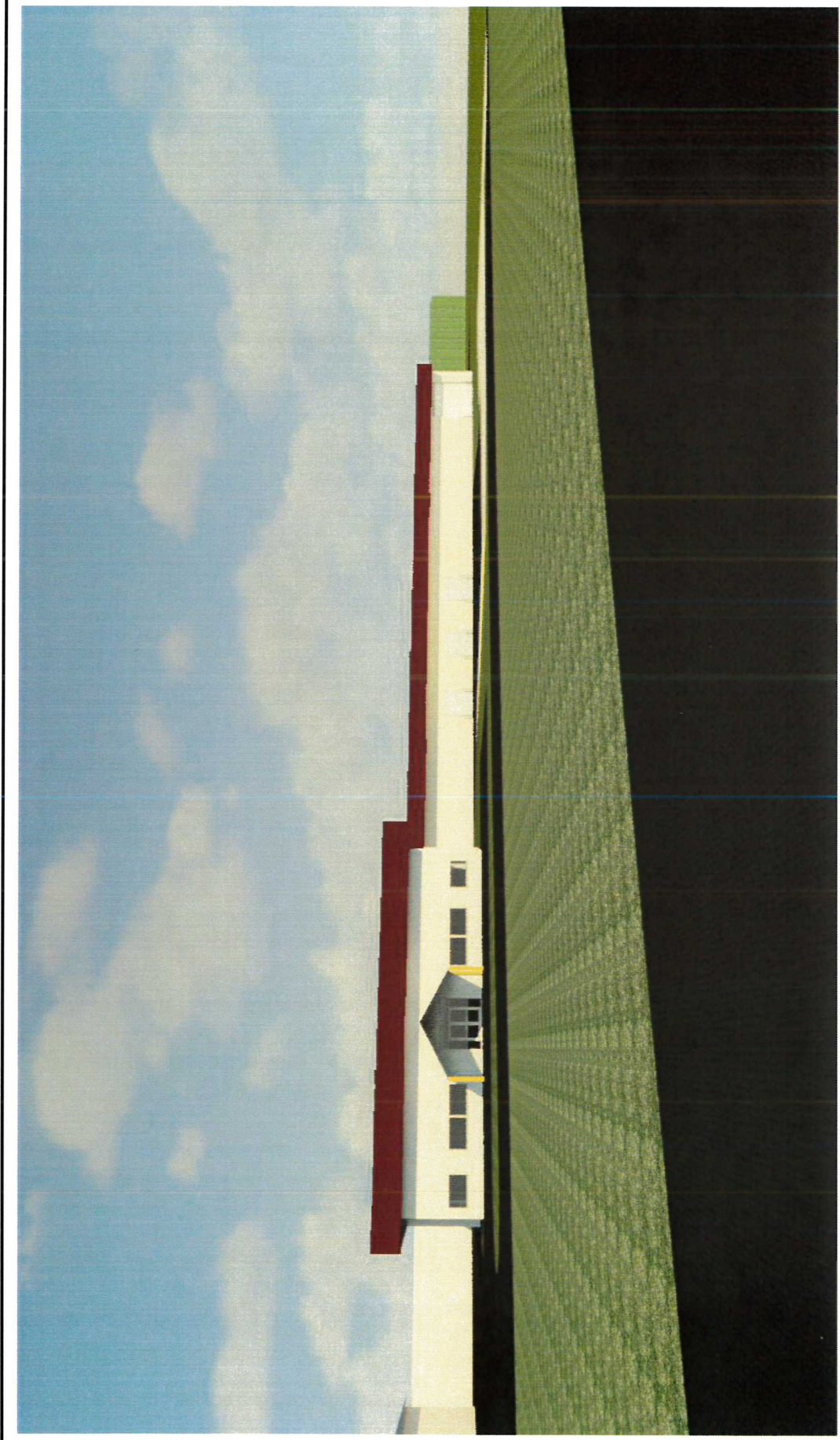


KIEHM CONSTRUCTION INC.



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

RESOLUTION NUMBER 2242

APPROVING REZONING AND VARIANCE

WHEREAS, to allow for construction of a new commercial-industrial building to accommodate the planned expansion of Strike Tool, Inc., BFD of Cannon Falls, LLC has made application requesting the rezoning of property (PID's 52.710.0710 and 52.710.0700) from the B-2, Highway Business District ("B-2, District") to the I-1, Limited Industrial District ("I-1, District") and a variance from the minimum side yard setback requirements; and

WHEREAS, the Planning Commission conducted a public hearing on November 14, 2016 to accept testimony relating to the requested rezoning and variance; and

WHEREAS, the Planning Commission finds that: (a) the property adjacent to the two (2) parcels proposed for rezoning is currently zoned an I-1, District and the applicant owns the existing industrial business operating in that location; (b) the planned building expansion/addition of Strike Tool, Inc. can be reasonably integrated to be compatible with current land uses in this area; (c) existing infrastructure is available to service the planned expansion/addition and the development is not expected to overburden the City's service capacity; (d) the proposed industrial expansion and creation of new jobs is consistent with the economic development goal cited by the Comprehensive Plan (Chapter 4); (e) the planned expansion/addition is not expected to adversely impact the general welfare, public health or safety of the area or alter the essential character of the neighborhood; (f) the planned expansion/addition will be attached to the north wall of the existing Strike Tool, Inc. facility creating a zero-foot side yard setback and allowing the owner to use the property in this manner is reasonable; and (g) the practical difficulties in these circumstances do not appear to have been created solely by the Owner; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the two (2) parcels identified by the accompanying map (PID's 52.710.0710 and 52.710.0700) be rezoned from the B-2, District to the I-1, District and that the variance to the minimum side yard setback be conditionally approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon the findings of the Planning Commission which are hereby adopted by the City Council that the property be rezoned from a B-2 District to an I-1 District and that the variance to the minimum side yard setback be approved subject to compliance with applicable requirements of the Zoning Ordinance and Building Code.

Adopted this 6th day of December, 2016.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator

Legal Description: Lot 11, Block 1, Cannondale Center, Goodhue County, City of Cannon Falls.