

TO: HONORABLE MAYOR AND CITY COUNCIL.

From: Samantha Meyer, Zoning Assistant
Subject: Conditional Use Permit for River Edge Properties.
Date: May 11, 2017.

BACKGROUND:

Doctor T.S. Turna on behalf of River Edge Properties LLC has submitted a Conditional Use Permit application to allow a light industrial use at property zoned B-2 Highway Business District. Manufacturing is not a permitted use in the B-2 zone.

The property is located at **6352 320th Street** in Cannon Falls and has two vacant buildings. The proposed manufacturing use is for Ideal Canopy Tent and Structure Limited to operate out of the westerly building. Activities occurring at the site would include light manufacturing work including assembly of products, sewing and seaming of canopies, some cutting, drilling and welding and less intensive warehousing and distribution of products.

The City of Cannon Falls Planning Commission held a public hearing on the Conditional Use Permit at its May 8th, 2017 meeting and at a vote of 5-0 recommends approval of the Conditional Use Permit.

REQUESTED COUNCIL ACTION:

The City Council is asked to approve the Conditional Use Permit request by River Edge Properties LLC for the operation of a light manufacturing use in the B-2 Highway Business District zone as recommended by the Planning Commission.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2279

CONDITIONAL USE PERMIT FOR RIVER EDGE PROPERTIES LLC

WHEREAS, Doctor T.S. Turna on behalf of River Edge Properties LLC has made an application for a Conditional Use Permit to allow the operation of a light manufacturing business in the B-2 Highway Business District zone at 6352 320th Street (PID 52.702.0020); and

WHEREAS, the Planning Commission conducted a public hearing on May 8, 2017 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) light industrial uses are not found in the City of Cannon Falls zoning code as a permitted use in the B-2 district; (b) the proposed use will not have an adverse effect on surrounding businesses and land uses; (c) there is sufficient access for vehicles coming to and leaving from the proposed use; and (d) the proposed use is consistent with the City's Comprehensive Plan; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Conditional Use Permit be conditionally approved.

NOW THEREFORE LET IT BE RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Conditional Use Permit be approved subject to compliance with all requirements of the City of Cannon Falls Zoning Code Chapter 152.

ADOPTED by the City Council of Cannon Falls this 16th day of May 2017.

CITY OF CANNON FALLS

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator