

To: HONORABLE MAYOR AND CITY COUNCIL.

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

SUBJECT: George on the Rocks, LLC (David Olson) Permit.

DATE: June 15, 2017.

BACKGROUND.

George on the Rocks, LLC (David Olson) owns the existing building and 3.16-acre property (PID 52.719.7201) located at 1233 Fourth Street South (former Grandpa's Garage). David Olson proposes to change the prior land use of the property and substantially renovate the existing building for occupancy by various commercial businesses and less intensive industrial uses – see the accompanying *Site and Building Plans*.

The property is currently zoned *B-2, Highway Business District (B-2 District)*. To facilitate redevelopment of this property in accordance with Mr. Olson's development plan, a conditional use permit (CUP) is required to permit the following uses pursuant to *Section 152.648*: (a) outdoor sales (Farmers Market and Ice Box) are allowed subject to *Section I*; (b) a restaurant with outdoor dining is allowed subject to *Section M*; and (c) *Section U* allows warehousing and *Section V* allows wholesaling.

A conditional use permit (CUP) is also required for signage pursuant to *Section 152.355 (C) – Multiple Occupancy Business Buildings*. In these circumstances, the *Sign Code* stipulates that a *Comprehensive Plan* for signage is required. The accompanying *Site Plan* identifies locations that signs may be placed which are allowed by the *Sign Code* provided: (a) the *Identification Sign (Monument Sign)* that is to be located adjacent to Fourth Street is limited in size to a maximum of 100 square feet, including additional signs if any that identify a business that occupies the property; and (b) *Wall Signs* will be permitted for placement along the west façade of the building but are limited to a maximum total area of 150 square feet (several Wall Signs are anticipated) – no one sign may exceed 100 square feet. Tenants that choose to occupy the building will be required to make application for a sign permit and requests that comply with the *Comprehensive Plan* for signage will be approved on a case-by-case basis.

Upon review of preliminary details provided for the project, I find that the proposed development plan is generally consistent with applicable performance standards required by the *B-2 District* subject to approval of the CUP.

REQUESTED COUNCIL ACTION.

Staff requests approval of the accompanying *Resolution* approving the CUP as recommended by the Planning Commission.

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

RESOLUTION NUMBER 2287

CONDITIONAL USE PERMIT FOR GEORGE ON THE ROCKS, LLC

WHEREAS, George on the Rocks, LLC (David Olson) has made application for a Conditional Use Permit (“CUP”) to allow land use changes at 1233 Fourth Street South (PID 52.719.7201) as regulated by Section 152.648 and 152.355 (C) of the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a public hearing on June 12, 2017 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) the proposed commercial and limited industrial land use is not expected to adversely impact the general welfare, public health or safety of this neighborhood; (b) the proposed commercial and limited industrial land use can be developed to be in harmony with the general purpose and intent of the Zoning Code, is consistent with the Comprehensive Plan and is not expected to alter the essential character of the locality; (c) substantial redevelopment of this property to accommodate commercial/limited industrial land use can be designed and constructed to conform with applicable performance standards; (d) municipal utilities are available to accommodate the proposed development; and (e) Fourth Street South provides access to the site to serve the proposed land use and development; and

WHEREAS, the Planning Commission hereby recommends to the Cannon Falls City Council that the application for the CUP be approved with conditions.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based upon the findings of the Planning Commission which are hereby adopted by the City Council that the CUP be approved subject to: (a) compliance with applicable requirements of the Building Code and Zoning Ordinance; and (b) providing additional details pertaining to site grading, storm water drainage, landscaping, signage and building/land use development plans.

ADOPTED by the City Council of Cannon Falls this 20th day of June, 2017.

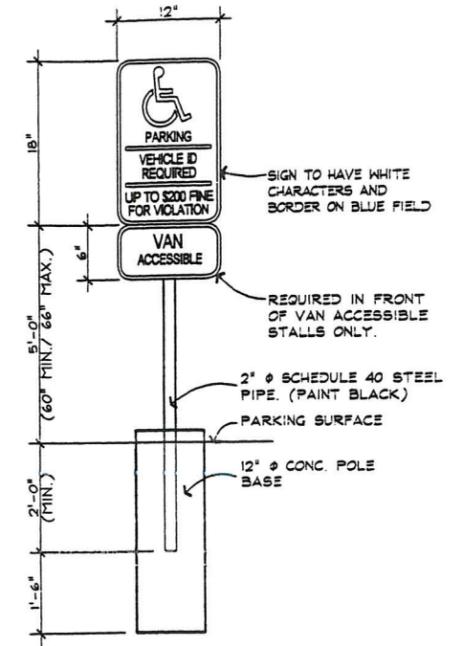
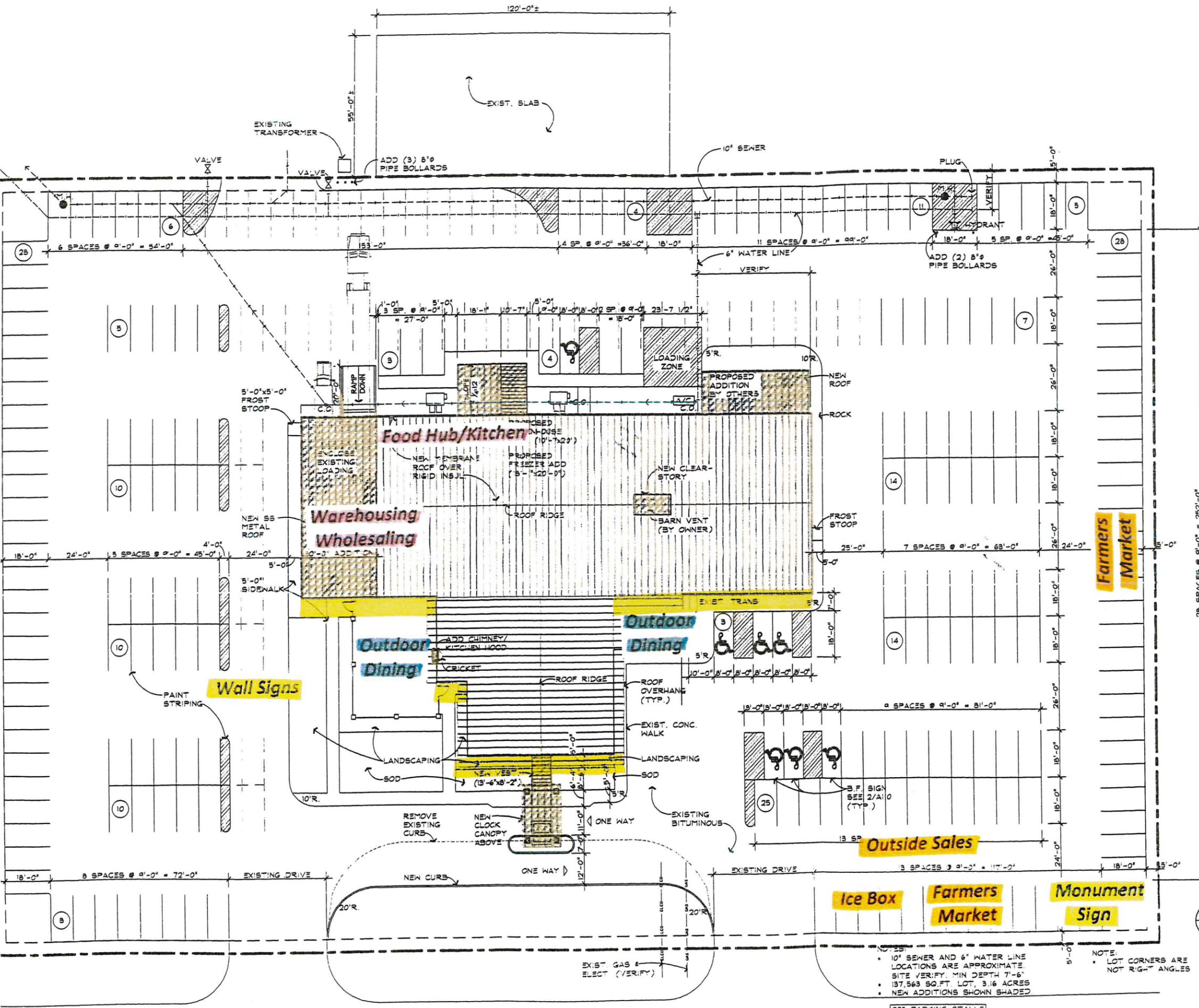
City of Cannon Falls

Lyman M. Robinson, Mayor

Attest: _____
Ronald S. Johnson, City Administrator

DESIGNED	DJM
DRAWN	LMM
CHECKED	DJM
PROJECT	16-054
REVISIONS	

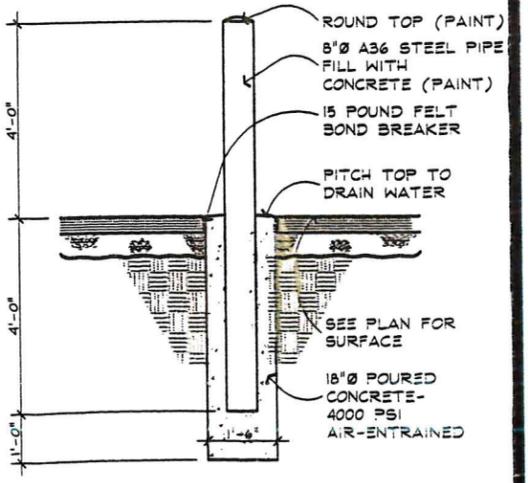
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.
(Architectural only)
David J. Medin
 License No. 9998
 Date Feb 13, 2017



2 B.F. PARKING SIGN

SCALE: NONE

- * SIGN TO MEET MINNESOTA STATE BUILDING CODE AND ADA STANDARDS
- * SIGN TO BE LOCATED A MAXIMUM OF EIGHT FEET FROM HEAD OF PARKING STALL



3 6\"/>

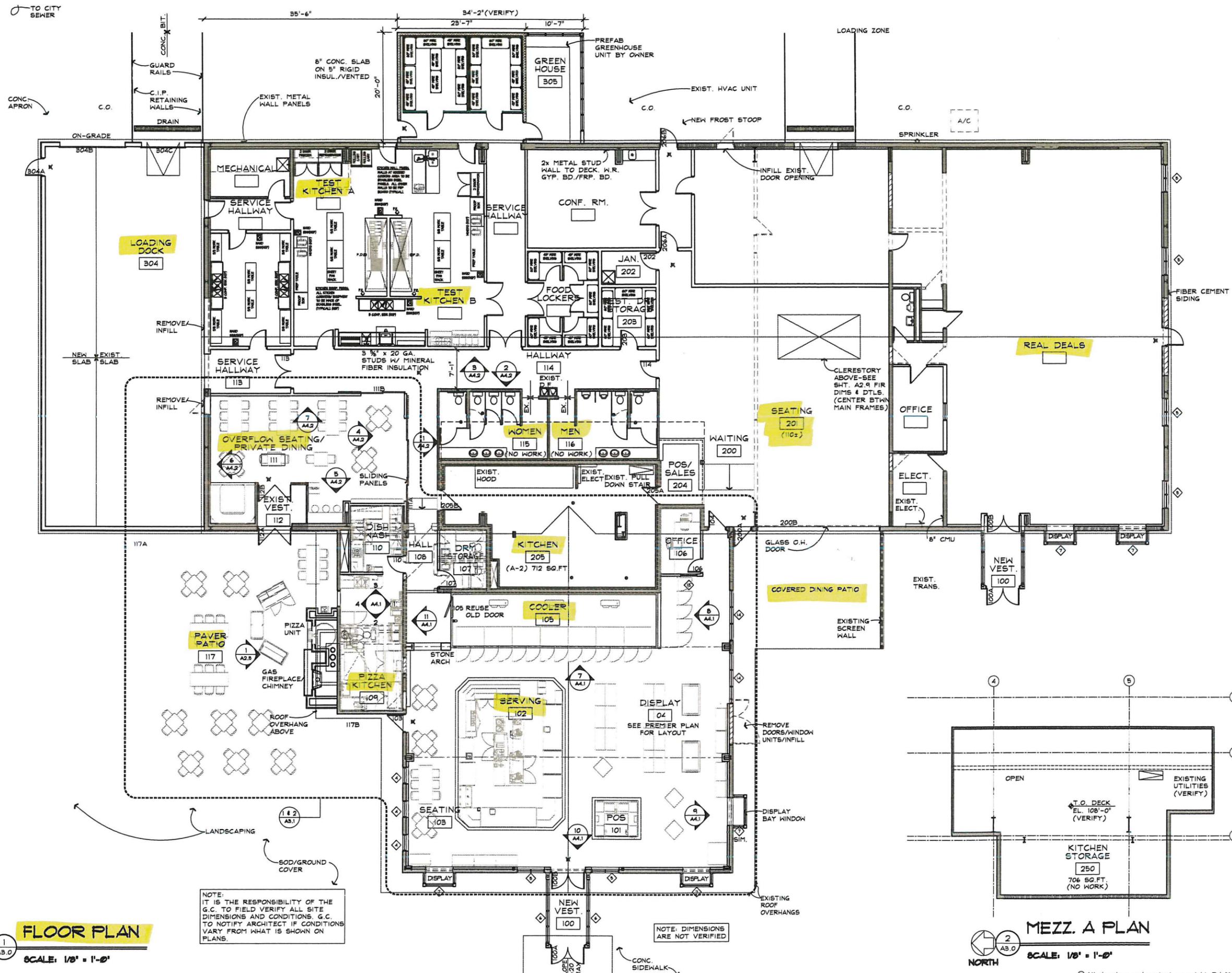
SCALE: NONE

NOTE:
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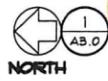
208 PARKING STALLS (INCLUDING 7 ADA)

GRANDPA'S GARAGE
 CANNON FALLS, MINNESOTA
 203 N.W. First Ave.
 Faribault, MN 55021
 507/334-2252





FLOOR PLAN



SCALE: 1/8" = 1'-0"

NOTE: IT IS THE RESPONSIBILITY OF THE G.C. TO FIELD VERIFY ALL SITE DIMENSIONS AND CONDITIONS. G.C. TO NOTIFY ARCHITECT IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLANS.

NOTE: DIMENSIONS ARE NOT VERIFIED

MEZZ. A PLAN



SCALE: 1/8" = 1'-0"

DESIGNED	DJM
DRAWN	LM1
CHECKED	DJM
PROJECT	16-054
REVISIONS	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota. (architectural only)

David J. Medin
DAVID J. MEDIN

License No. 4948
Date Jun 08, 2017

GRANDPA'S GARAGE
CANNON FALLS, MINNESOTA

203 n.w. First Ave.
Faribault, MN 55021
507/334-2252



FLOOR PLAN
A3.0