

TO: HONORABLE MAYOR AND CITY COUNCIL.

From: Samantha Meyer, Zoning Assistant  
Subject: Conditional Use Permit, 1115 5<sup>th</sup> Street N  
Date: August 30, 2017

**BACKGROUND:**

William Otting, on behalf of Glenn Mulvihill, owner of the property located at **1115 5<sup>th</sup> Street North**, has applied for a Conditional Use Permit to move in a structure onto a vacant lot in the City of Cannon Falls. (PIDs 52.480.0600 and 52.480.0630)

The proposed moved in structure is an existing duplex. Two units would be constructed under the existing structure on site for a total of four residential units.

The City of Cannon Falls Planning Commission held a public hearing on the Conditional Use Permit at its August 14, 2017 meeting and at a vote of 6-0 recommended approval of the Conditional Use Permit with conditions.

**REQUESTED COUNCIL ACTION:**

The City Council is asked to approve the Conditional Use Permit request applied for by William Otting for the properties at 1115 5<sup>th</sup> Street North subject to conditions.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**RESOLUTION NUMBER 2296**

**CONDITIONAL USE PERMIT 1115 5<sup>th</sup> STREET NORTH**

**WHEREAS**, William Otting on behalf of Glenn Mulvihill has made an application for a Conditional Use Permit to move-in a structure at 1115 5<sup>th</sup> Street North (PIDs 52.480.0600 and 52.480.0630); and

**WHEREAS**, the Planning Commission conducted a public hearing on August 14, 2017 to accept public testimony relating to the application; and

**WHEREAS**, the Planning Commission finds that: the Conditional Use Permit is reasonable pending conditions; and

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

**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 remaining requirements of the City of Cannon Falls Zoning Code Chapter 152 and State of Minnesota Building Code requirements.

**ADOPTED** by the City Council of Cannon Falls this 5<sup>th</sup> day of September 2017.

**CITY OF CANNON FALLS**

---

Lyman M. Robinson, Mayor

ATTEST: \_\_\_\_\_  
Ronald S. Johnson, City Administrator

The Planning Commission recommends the following conditions be applied to the Conditional Use Permit for 1115 5<sup>th</sup> Street:

1. The applicant shall provide all insurance and licensing information of the moving company, a map of the proposed route and the date and time for the structure move to the City of Cannon Falls at least one week prior to moving in the structure.
2. Approval from the Minnesota Department of Transportation for an access point onto Highway 20 (5<sup>th</sup> Street) shall be obtained with a copy being provided to City of Cannon Falls staff before the building is brought on site and any construction begins.
3. Grading and drainage plans shall be approved by the city's engineer prior to construction.
4. The applicant shall provide at least nine (9) parking spaces on the property for residents' use at no charge to the residents. These shall be maintained per Sections 152.256 through 152.261 of the City Zoning Ordinance.
5. Any signage for the property shall not be placed in the Minnesota Department of Transportation right of way.
6. The applicant shall apply for an Administrative Subdivision to combine Lot 7 with the larger lot. No additional structures may be moved onto or constructed on either lot after the initial building approved with this Conditional Use Permit until the Administrative Subdivision has been recorded with Goodhue County.
7. The structure shall be moved onto the property and all construction should be completed within one year of the approval of this Conditional Use Permit.
8. All construction shall be done in a professional and workmanlike manner.

**JOHNSON & SCOFIELD INC.**  
SURVEYING AND ENGINEERING  
1112 HIGHWAY 66, SUITE 201, HASTINGS, MN 55033  
(651) 438-0000

LEGAL DESCRIPTION

# History

STREET

~~ST. CLAIR STREET~~

STORM NH RIM  
EL = 811.63  
INV. = 802.5

— BENCHMARK TOP NUT  
HYDRANT EL = 814.13

(142 PLAT)  
N 89°42'47" E 141.06

~~VACATED ST. CLAIR STREET~~

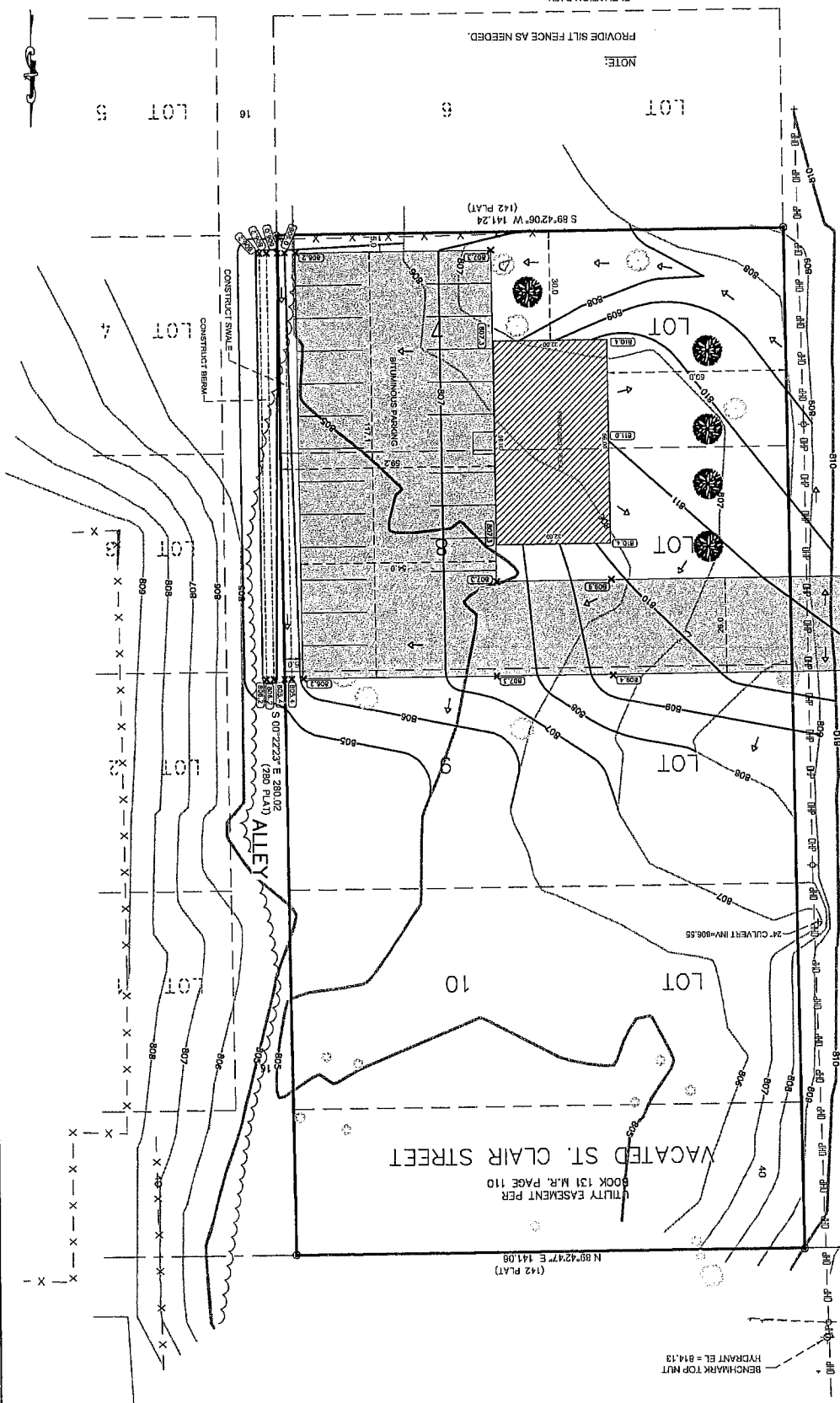
300 22 23 2 200:02  
(280 PLAT)

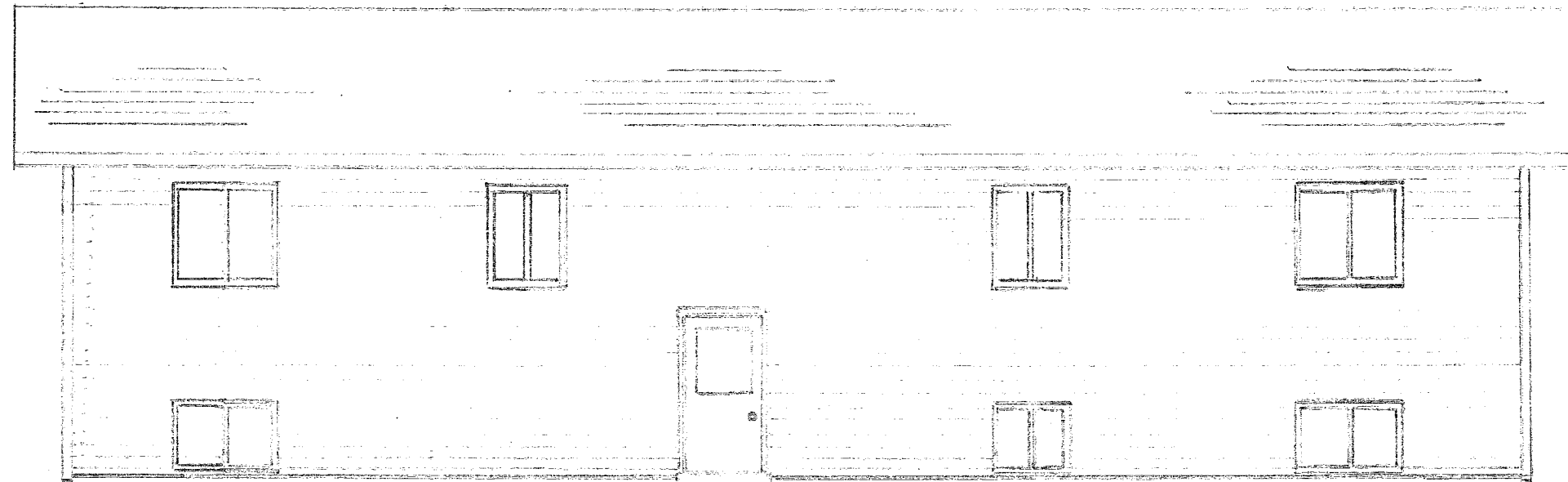
CONSTRUCT BERM—

9 107

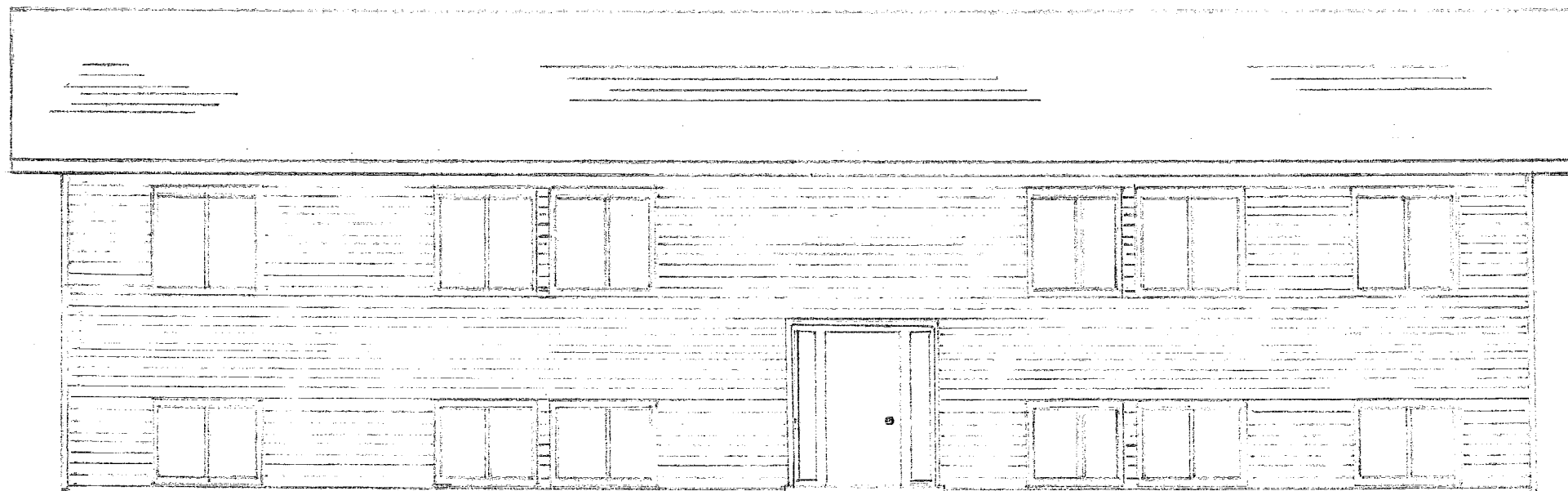
ELEVATION DATA:

PROPOSED TOP OF FOUNDATION EL.=811.5  
PROPOSED LOWEST FLOOR EL.=807.8



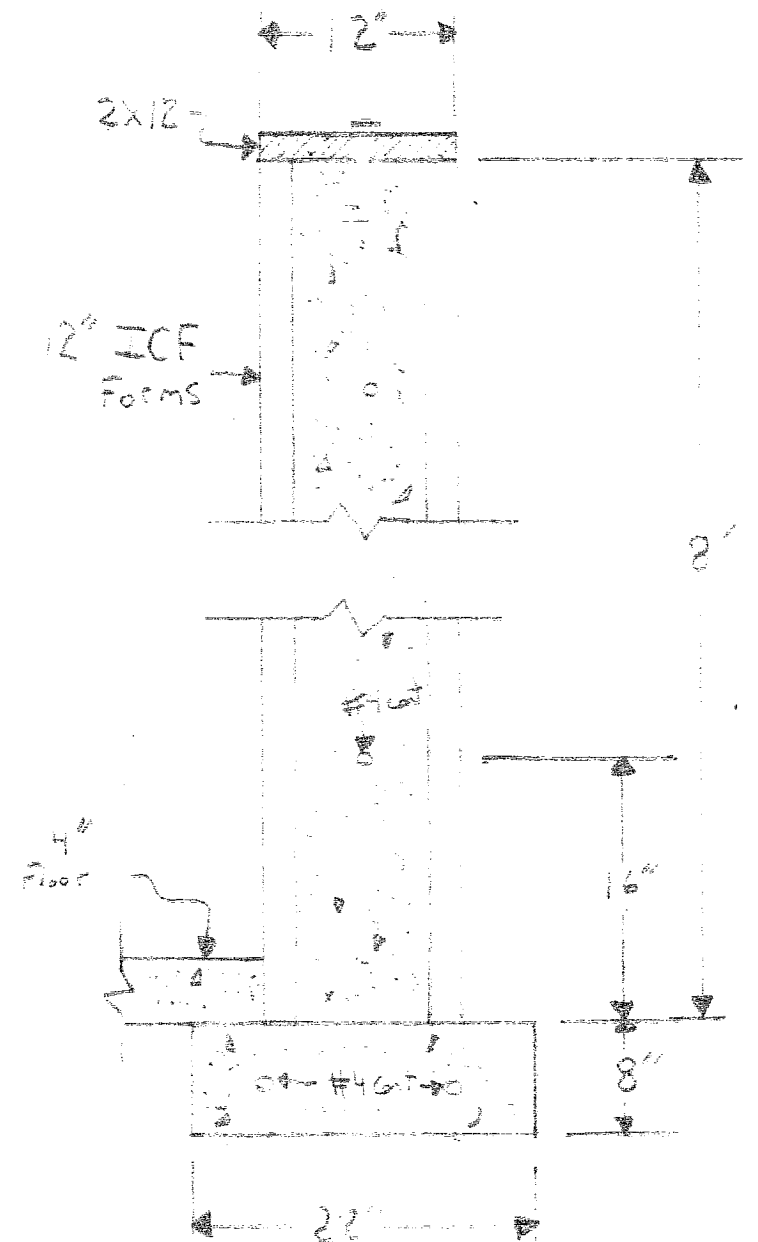
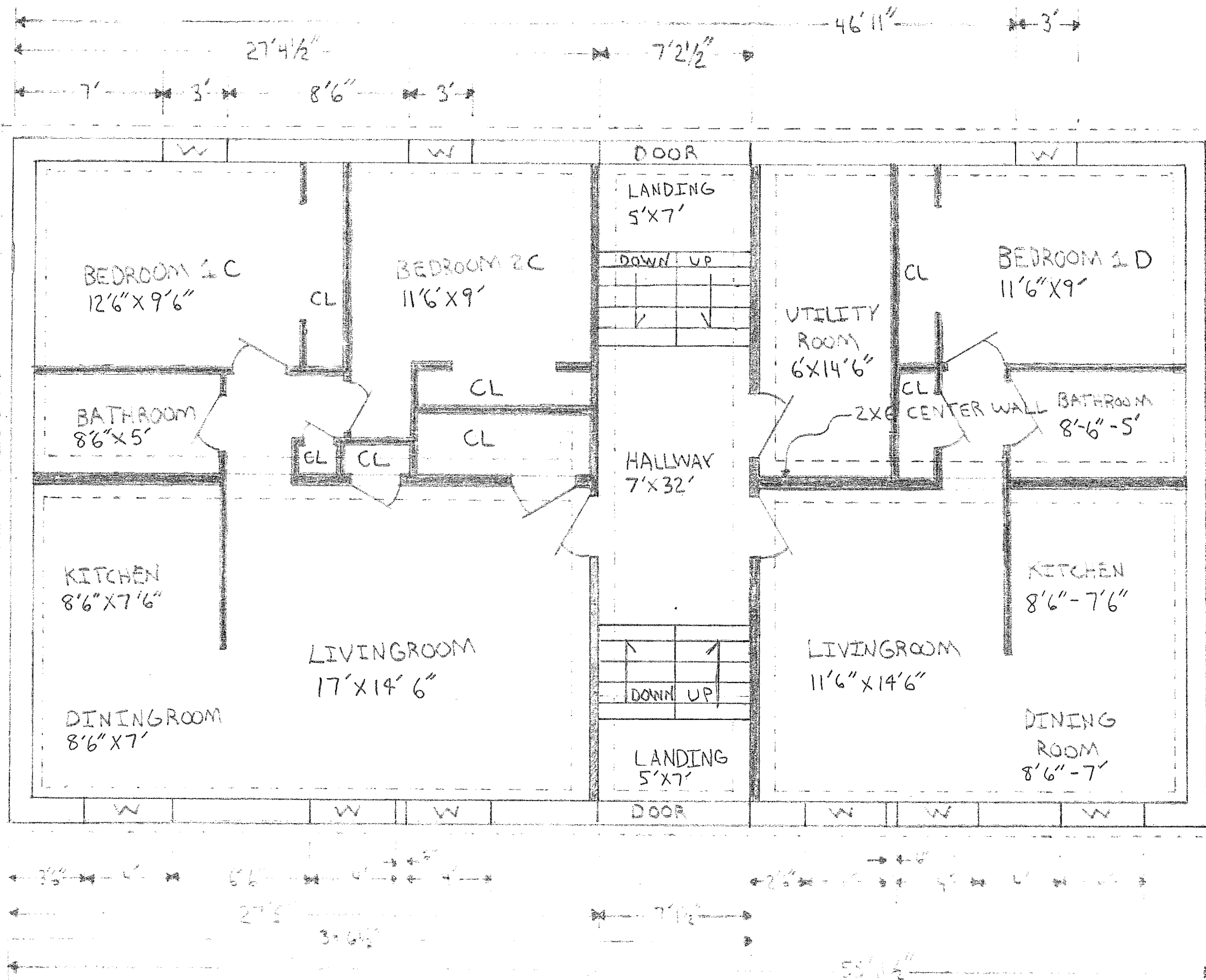


REAR ELEVATION



FRONT ELEVATION

WILLIAM OTTOM  
 4- PLEX  
 2971 ~~BEVERWOOD DRIVE~~  
 HASTINGS NN



BASEMENT FLOORPLAN

WILLIAM OTTING  
4-PLEX  
~~2411 WEST RIVINGTON DRIVE~~  
~~HASTINGS MINN~~