

TO: HONORABLE MAYOR AND CITY COUNCIL.

From: Samantha Meyer, Zoning Assistant  
Subject: Conditional Use Permit, 1720 North Highway 20  
Date: October 11, 2017

**BACKGROUND:**

Reliable Auto LLC has applied for a Conditional Use Permit to operate a used car sales business at **1720 North Highway 20**. Retail sales are a conditional use in the Residential Business (R-B) Zoning District.

The property currently has a former gas station building and signage as well as vacant land. The applicants would utilize the existing parking lot area for staging of no more than 30 vehicles at a time. The former gas station building would be cleaned and utilized as an office space. Old signage would also be improved to identify the new business.

The City of Cannon Falls Planning Commission held a public hearing on the Conditional Use Permit at its October 9, 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 Reliable Auto LLC for a used car sales business as recommended by the Planning Commission.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**RESOLUTION NUMBER 2300**

**CONDITIONAL USE PERMIT FOR 1720 NORTH HIGHWAY 20**

**WHEREAS**, Reliable Auto LLC has made an application for a Conditional Use Permit to allow the establishment of a used car sales business at 1720 North Highway 20 (PID 52.510.0180); and

**WHEREAS**, the Planning Commission conducted a public hearing on October 9, 2017 to accept public testimony relating to the application; and

**WHEREAS**, the Planning Commission finds that: the establishment of a used car sales business on site is reasonable; 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 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 17<sup>th</sup> day of October 2017.

**CITY OF CANNON FALLS**

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Lyman M. Robinson  
Mayor

ATTEST: \_\_\_\_\_

Ronald S. Johnson  
City Administrator