

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: SAMANTHA MEYER, ZONING ASSISTANT
RE: PRELIMINARY PLAT – O’GORMAN

The City of Cannon Falls Planning Commission held a public hearing on May 14, 2018 regarding a preliminary plat for the O’Gorman Addition. The Planning Commission recommended the preliminary plat for approval with a unanimous vote. Planning Commission findings are found in Exhibit A attached.

Council voted to approve vacating existing alleyways at the May 15, 2018 meeting.

Requested Action: Approve the preliminary plat as recommended by Planning Commission.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2358

APPROVE PRELIMINARY PLAT – O’GORMAN ADDITION

WHEREAS, Robert (Babe) O’Gorman has made application for approval of a preliminary plat identified as the O’Gorman Addition on property currently described as:

Block 43 Lots 1, 2, 3, 4, 5, 6 and 7 of the St. Clair’s Terre Haute Addition and Block 6 Lots 2, 3, 4, 5 and 6 of the Goodhue Addition PIDs 52.360.0150, 52.480.0821, 52.480.0830, 52.480.0841 and 52.480.0851; and

WHEREAS, the Planning Commission conducted a public hearing on May 14, 2018 to accept testimony relating to the proposed preliminary plat; and

WHEREAS, the Cannon Falls Planning Commission recommends approval of the preliminary plat.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CANNON FALLS that based on the findings of the Planning Commission, which are found in Exhibit A, the preliminary plat be approved subject to compliance with all requirements of the City of Cannon Falls Subdivision Ordinance Chapter 151 and the City of Cannon Falls Zoning Code Chapter 152.

ADOPTED by the City Council this 5th day of June, 2018.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Lanell Endres
Interim City Administrator

Exhibit A

Findings for O’Gorman Preliminary Plat:

1. The proposed subdivision is not considered to be premature as defined in Chapter 151 – Subdivision Ordinance and complies with applicable criteria of the Subdivision Ordinance.
2. The property is currently zoned Residential Business District (R-B), proposed uses comply with permitted uses for the R-B District found in Chapter 152 – Zoning Ordinance with special considerations as seen in item 6 below.
3. The existing alleyways were vacated by Council action at the May 15, 2018 meeting.
4. Grading and drainage plans are under review by SEH for compliance.
5. Sewer and water connections will be accessible for the proposed subdivision.
6. A variance and conditional use permits resolution must be approved by the Council at the June 5th, 2018 meeting prior to Final Platting phase. The variance involves block length minimum standards. The conditional use permits are for accessibility of the proposed lots.
7. Before a Final Plat can be prepared: (a) The City’s Engineer shall approve all grading and drainage plans and (b) the City Council must approve the variance and conditional use permit resolution presented at the June 5th, 2018 meeting.

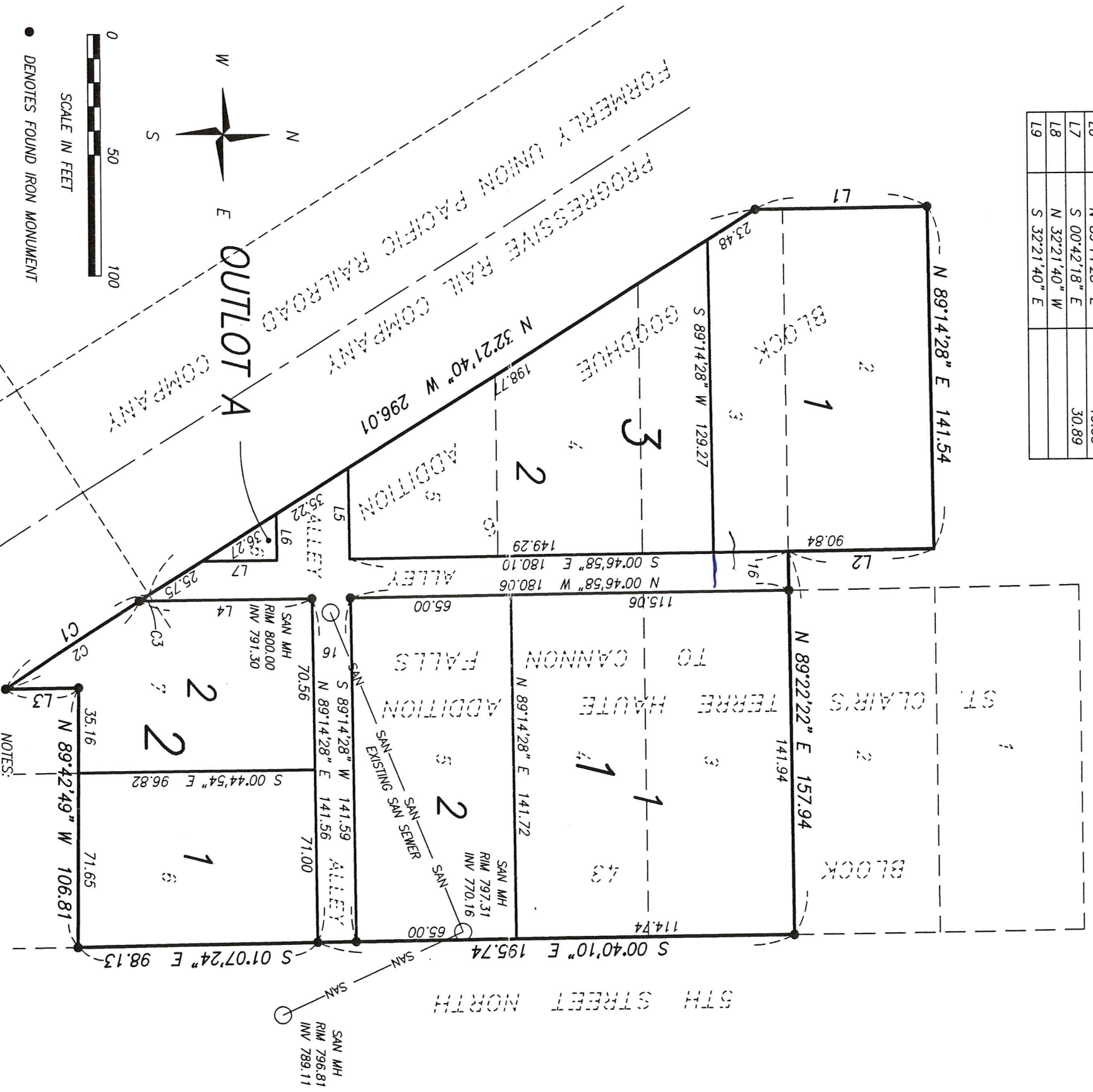
PRELIMINARY PLAT: **O'GORMAN ADDITION**

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	70.21	02°09'45"	1860.08	70.20	N 33°26'33" W
C2	65.37	02°00'49"	1860.08	65.37	N 33°31'01" W
C3	4.83	00°08'56"	1860.08	4.83	N 32°26'08" W

LINE	BEARING	DISTANCE
L1	N 00°45'46" W	70.84
L2	S 00°46'58" E	60.04
L3	S 00°44'43" E	29.72
L4	N 00°46'58" W	70.96
L5	S 89°14'28" W	37.48
L6	N 89°14'28" E	19.03
L7	S 00°42'18" E	30.89
L8	N 32°21'40" W	
L9	S 32°21'40" E	

6" DIP WATER LINE

DAKOTA STREET



- NOTES:
- 1) EXISTING ALLEYS WILL BE UTILIZED FOR ACCESS
 - 2) EXISTING SANITARY SEWER WILL BE RELOCATED
 - 3) WATER WILL BE PROVIDED BY WATER MAIN IN DAKOTA STREET

OWNER/DEVELOPER:
 BABE O'GORMAN
 26980 MICHAEL AVENUE
 CANNON FALLS, MN 55009

SURVEYOR:
 RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENYON, MN 55946

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

SEPTEMBER 29, 2017

Dated:



David G. Rapp
 Minnesota Registration No. 22044

RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 (507) 789-5366

DRAWN BY: DGR	DATE: 09-29-17	PROJECT NO. D17123
SCALE: 1" = 50'	SHEET 1 of 1 sheet	BOOK/PAGE 39/55

REVISIONS	
NO.	DESCRIPTION

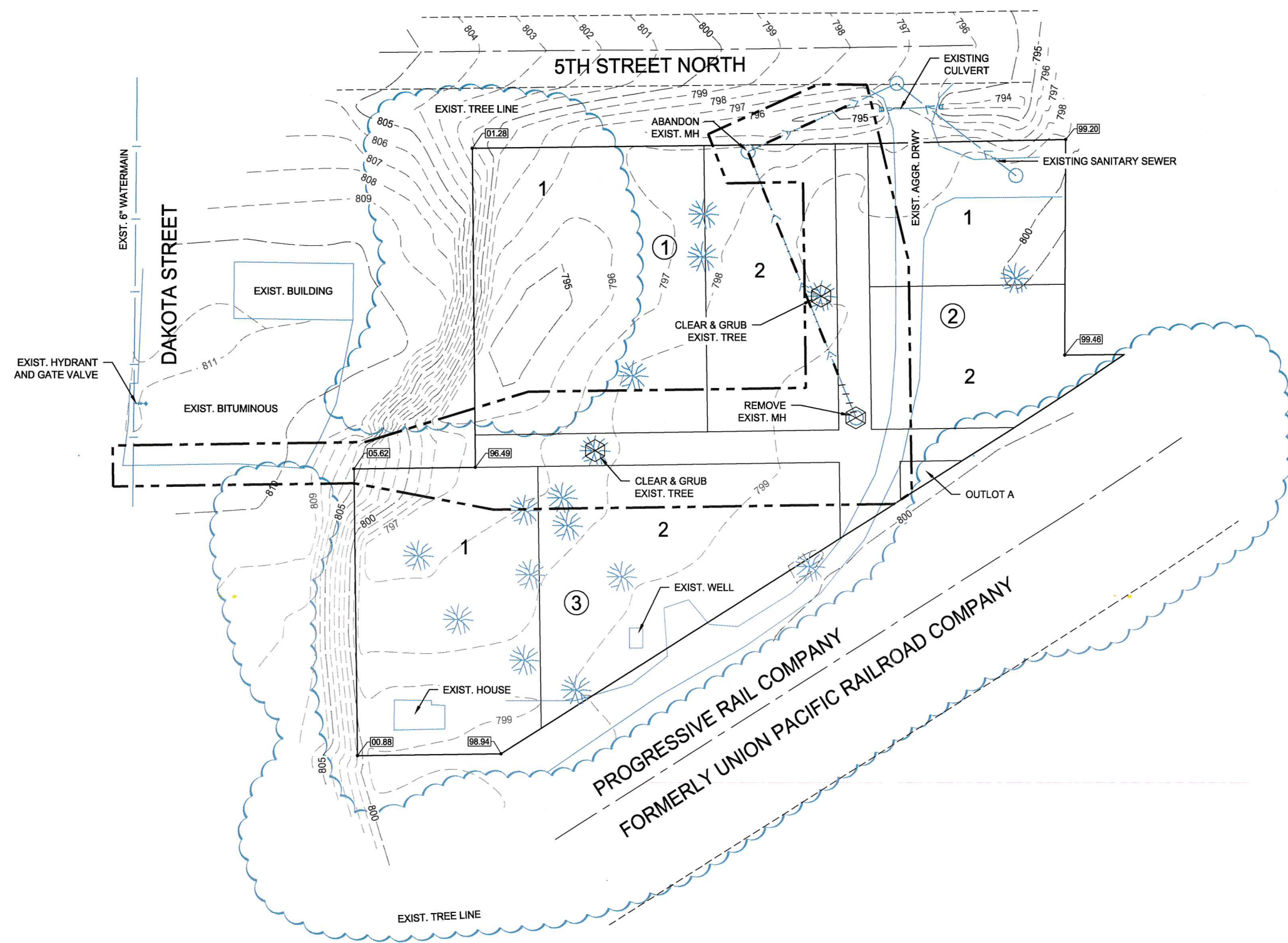
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew E. Mohs
MATTHEW E. MOHS, P.E.
DATE: 04/06/2018 LIC. NO: 42853

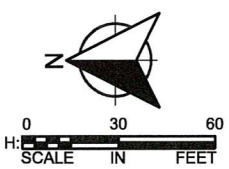
SEWER AND WATER UTILITY
IMPROVEMENTS
CANNON FALLS, MINNESOTA

EXISTING
CONDITIONS

SHEET
2
OF
7



- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - ABANDON SANITARY PIPE
 - REMOVE SANITARY PIPE
 - ITEM TO BE REMOVED
 - EXISTING TREE
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - R.O.W. LINE
 - CENTERLINE
 - LIMITS OF CONSTRUCTION
 - 1** LOT NUMBER
 - ①** BLOCK NUMBER



SURVEY PROVIDED BY:
Rapp Land Surveying, Inc.
45967 Highway 56 Boulevard
Kenyon, MN 55946
612-532-1263

OWNER:
Robert "Babe" O'Gorman
26980 Michael Avenue
Cannon Falls, MN 55009
507-298-0633

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