

TO: HONORABLE MAYOR AND CITY COUNCIL  
FROM: SAMANTHA MEYER, ZONING ASSISTANT  
RE: RE-ZONING PROPERTY, FIRST READING  
DATE: June 13, 2018

**BACKGROUND:**

The City of Cannon Falls Planning Commission held a public hearing on Monday June 11, 2018 regarding re-zoning property located at 305 Cannon Street West from Residential Business District (R-B) to Limited Industrial District (I-1). Exhibit A (attached) is a map depicting the lot in question.

Patricia Greene, on behalf of Raw Bistro, has applied for the re-zoning to accommodate a proposed expansion of the building. In the Residential Business District light industrial uses are not permitted therefore, the existing use is non-conforming. In order to expand the non-conformity a re-zoning of the property must be completed so that the use is permitted in the zoning district.

The Planning Commission has recommended, at a vote of 5-0, approval of the re-zoning with the condition that noise specifications on the mechanical system and outdoor fans for the addition be provided to staff and the Council before the re-zoning is approved.

Re-zonings require two readings of the ordinance before becoming official. If the council approves the re-zoning on June 19, 2018 a second reading will need to be held in July. Raw Bistro will attempt to provide specifications on noise levels prior to the June 19<sup>th</sup> meeting, however, if they are unable to, Council can approve the re-zoning with the condition that specifications on noise levels be provided before the second reading.

**REQUESTED COUNCIL ACTION:**

The Council is asked to approve the first reading of the re-zoning of property at 305 Cannon Street West from Residential Business District to Limited Industrial District with the condition that specifications on noise levels generated by the new addition be provided prior to the second reading.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**ORDINANCE NUMBER 361  
SECOND SERIES**

**AN ORDINANCE AMENDING CHAPTER 152 OF THE CANNON FALLS CITY CODE,  
THE ZONING ORDINANCE, CONCERNING THE ZONING MAP AND ZONING  
CLASSIFICATION FOR A SPECIFIC PROPERTY**

**THE CITY COUNCIL OF THE CITY OF CANNON FALLS DOES ORDAIN:**

**Section 1.** The Zoning Map of the City of Cannon Falls shall hereby be amended to change the following zoning classification:

The following parcel shall be re-zoned from Residential Business (R-B) to Limited Industrial (I-1).

52.100.4380

ORIGINAL PLAT PT OF MILL BLOCK 6 COMMENCING AT THE NORTH ¼ CORNER SECTION 18-112-17, WEST ALONG NORTHERLY LINE 1069.10 FEET, SOUTHERLY 66 FEET, EASTERLY 90 FEET TO POB; CONTINUING EASTERLY 140 FEET, SOUTHERLY 166 FEET MORE OR LESS TO CANNON RIVER.

**Section 2.** The new zoning shall be effective only after its passage and publication according to law and the receipt of documentation from the applicant by staff and the City Council regarding noise levels of the proposed addition.

**PASSED AND DULY ADOPTED** by the City Council of Cannon Falls this \_\_\_\_ day of \_\_\_\_\_, 2018 by the City Council of the City of Cannon Falls, Minnesota.

**CITY OF CANNON FALLS**

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Lyman M. Robinson  
Mayor

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

Lanell Endres  
Interim City Administrator

