

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: SAMANTHA MEYER, ZONING ASSISTANT
RE: VARIANCE, 305 CANNON STREET WEST
DATE: JUNE 13, 2018

BACKGROUND:

Patricia Greene, on behalf of Raw Bistro, has applied for a variance to construct a building addition that would encroach on the Shoreland District setback.

The property is located at 305 Cannon Street West and has a light industrial facility. A freezer addition is proposed for the southeast side of the building. This addition will be no farther than 65 feet from the ordinary high water mark. The city code states that structures shall be at least 75 feet from the ordinary high water mark in the Shoreland District.

Due to the size of the parcel and the location of the existing building meeting the 75 foot setback is not reasonably achievable. A variance was granted for a 65 foot ordinary high water mark setback for an addition to the west side of the building in 1995.

The City of Cannon Falls Planning Commission held a public hearing on the variance at its June 11, 2018 meeting and at a vote of 5-0 recommends approval of the variance.

REQUESTED COUNCIL ACTION:

The City Council is asked to approve the variance request for the construction of a freezer addition at least 65 feet from the ordinary high water mark.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2365

VARIANCE FOR 305 CANNON STREET WEST

WHEREAS, Patricia Greene on behalf of Raw Bistro has made an application for a variance to allow the construction of a building addition no closer than 65 feet from the ordinary high water mark at 305 Cannon Street West (PID 52.100.4380); and

WHEREAS, the Planning Commission conducted a public hearing on June 11, 2018 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: the allowance of the construction of a building addition no closer than 65 feet from the ordinary high water mark is reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the variance be 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 variance 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 19th day of June, 2018.

CITY OF CANNON FALLS

Lyman M. Robinson
Mayor

ATTEST: _____

Lanell Endres
Interim City Administrator