

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: SAMANTHA MEYER, ZONING ASSISTANT
RE: CONDITIONAL USE PERMIT, HEMLOCK DRIVE
DATE: AUGUST 15, 2018

Background:

Jerry and Carol Krie have applied for a Conditional Use Permit to move in a residential structure onto a vacant residential lot in the City of Cannon Falls. Per the City's Zoning Ordinance section 152.204, any structure moved onto vacant property in the City of Cannon Falls must obtain a Conditional Use Permit prior to being brought onto the property.

The property is located on **Hemlock Drive in Cannon Falls.**

The proposed structure will be able to meet all setback requirements for the R-3 Medium Density Residential District. A single family home is a permitted use on this lot.

The City Engineer has provided suggestions regarding construction and preparation of the site, these are included as Exhibit B with this resolution.

The City of Cannon Falls Planning Commission held a public hearing on the Conditional Use Permit at its July 9, 2018 meeting and tabled the resolution until engineering information could be obtained from the city engineer. At the Planning Commission's August 13, 2018 meeting the commission voted to recommend approval of the conditional use permit 5-1.

REQUESTED COUNCIL ACTION:

The City Council is asked to approve the Conditional Use Permit request by Jerry and Carol Krie to move in a residential structure onto a vacant residential lot in the City of Cannon Falls.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2375

**CONDITIONAL USE PERMIT FOR JERRY AND CAROL KRIE
ON HEMLOCK DRIVE**

WHEREAS, Jerry and Carol Krie have made an application for a Conditional Use Permit to allow moving in a single family home onto a vacant lot on Hemlock Drive in the City of Cannon Falls; and

WHEREAS, the Planning Commission conducted a public hearing on July 9, 2018 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that the moving in of a single family home onto a vacant lot on Hemlock Drive 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, engineering requirements as specified by the City Engineer and State of Minnesota Building Code requirements.

ADOPTED by the City Council of Cannon Falls this 21st day of August, 2018.

CITY OF CANNON FALLS

Lyman M. Robinson, Mayor

ATTEST: _____
Lanell Endres, Interim City Administrator

Exhibit A





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MEMORANDUM

TO: Samantha Meyer, Zoning Assistant
FROM: Greg Anderson, City Engineer
DATE: August 2, 2018
RE: Site Plan Review for Jerry Krie lot on Hemlock Drive
SEH No. CANNO 123363 14.00

We have reviewed the survey/grading plan prepared by Johnson & Scofield Inc. dated June 15, 2018 for the above project and have the following comments:

1. Maximum driveway grade is typically 10%. The applicant should be aware that this driveway may exceed that.
2. Given the sanitary sewer depth in Hemlock Drive, the applicant should be aware that a grinder/lift pump may be needed on their sewer service line.
3. The applicant should make every effort to direct runoff to the existing drainage & utility easement along the parcel's rear lot line and not onto the parcel to the south. This may require the applicant to:
 - Pitch driveway to the north so runoff from the driveway flows across the front yard and around the north side of the house in the proposed swale to the backyard.
 - Direct roof runoff from the front (east side) of the house and garage into the front yard and around the north side of the house similar to the above note.
 - Direct roof runoff from the rear (west side) of the house and garage west into the rear yard.
 - Grade along the south property line to ensure runoff doesn't flow onto the parcel to the south, but rather towards the drainage and utility easement along the rear lot line.
4. Any retaining walls and grading operations must be contained completely on the applicant's parcel.

ah

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