

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: SAMANTHA PIERRET, ZONING ASSISTANT
RE: CONDITIONAL USE PERMIT AND VARIANCES, COUNTRYSIDE DISPOSAL
DATE: MARCH 13, 2019

Background:

Jordan Erickson, owner of Countryside Disposal, on behalf of Merle Edstrom, owner of the property, has applied for a Conditional Use Permit and necessary variances to allow minor automobile repair and open outdoor storage at a property zoned I-1, Limited Industrial District. A conditional use permit is required in order to conduct minor automobile repair and outdoor storage at any property in the I-1 Zone. A variance is required to have outdoor storage at a property abutting a residential zone and council approval is required for the property to maintain the existing gravel parking area.

The property is located at **214 Washington Street West.**

The proposed use will meet all requirements for minor automobile repair and outdoor storage with the approval of the variance and hard-surface parking area exemption.

The City of Cannon Falls Planning Commission held a public hearing on the Conditional Use Permit at its March 11, 2019 meeting and at a vote of 6-0 recommends approval of the conditional use permit and variance.

REQUESTED COUNCIL ACTION:

The City Council is asked to approve the Conditional Use Permit and variance request by Jordan Erickson and to approve the gravel parking area for minor automobile repair and outdoor storage abutting a residential district as recommended by the Planning Commission.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2413

CONDITIONAL USE PERMIT AND VARIANCE FOR COUNTRYSIDE DISPOSAL

WHEREAS, Jordan Erickson, owner of Countryside Disposal on behalf of Merle Edstrom, owner of the property has made an application for a Conditional Use Permit and variance to allow minor automobile repair and outdoor storage at a property directly abutting a residential zone; and

WHEREAS, the Planning Commission conducted a public hearing on March 11, 2019 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that minor automobile repair and outdoor storage at the subject property directly abutting a residential zone is reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Conditional Use Permit and 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 Conditional Use Permit, variance and use of the existing gravel parking lot 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 March 2019.

CITY OF CANNON FALLS

John O. Althoff, Mayor

ATTEST: _____
David Maroney, City Administrator