

**TO: HONORABLE MAYOR AND CITY COUNCIL**

**FROM: SAMANTHA PIERRET, PLANNING COMMISSION COORDINATOR**

**RE: CONDITIONAL USE PERMIT, 6505 CEDAR HILLS DRIVE**

**DATE: SEPTEMBER 10, 2019**

**Background:**

Matthew and Sara Maki, owners of the property, have applied for an Interim Use Permit to operate a chiropractic office as a special home occupation in the lower level of an existing single family dwelling. The chiropractic office and single family dwelling have been in use on the site since the 1970s. Because the property is proposed to be re-zoned to a residential district, an Interim Use Permit is now required for a special home occupation – Section 152.297(B).

The property is located at **6505 Cedar Hills Drive**.

Conditions have been added to the accompanying resolution to allow the existing monument sign to remain on the property and to not require the Applicant to apply for an annual renewal permit. In the event that the home occupation ceases operation for a period of one (1) year or more, a new permit must be issued to re-establish the home occupation.

The City of Cannon Falls Planning Commission held a public hearing on the Interim Use Permit at its September 9, 2019 meeting and at a vote of 4-0 recommends approval of the Interim Use Permit.

**REQUESTED COUNCIL ACTION:**

The City Council is asked to approve the Interim Use Permit request by Matthew and Sara Maki to allow a special home occupation chiropractic office on the lower level of a single family dwelling with the conditions the existing monument sign be allowed to remain on the site and the Interim Use Permit need not be renewed annually.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**RESOLUTION NUMBER 2441**

**INTERIM USE PERMIT FOR MATTHEW AND SARA MAKI**

**WHEREAS**, Matthew and Sara Maki have made an application for an Interim Use Permit to allow a special home occupation chiropractic office at 6505 Cedar Hills Drive in the City of Cannon Falls; and

**WHEREAS**, the Planning Commission conducted a public hearing on September 9, 2019 to accept public testimony relating to the application; and

**WHEREAS**, the Planning Commission finds that the allowance of a special home occupation chiropractic business is reasonable; and

**WHEREAS**, the existing monument sign may remain on the property so long as the Home Occupation is not discontinued for a period of one (1) year; and

**WHEREAS**, the yearly renewal requirement as stipulated in the City of Cannon Falls Zoning Ordinance Section 152.297(B) (2) shall not be required; and

**WHEREAS**, the Interim Use Permit shall be valid so long as Matthew and/or Sara Maki own the property and the chiropractic business is not discontinued for a period of one (1) year; and

**WHEREAS**, the Planning Commission recommends to the Cannon Falls City Council that the application for the Interim Use Permit 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 Interim Use Permit be approved subject to compliance with all applicable 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 17<sup>th</sup> day of September, 2019.

**CITY OF CANNON FALLS**

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John O. Althoff, Mayor

ATTEST: \_\_\_\_\_  
David Maroney, City Administrator