

To: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Dave Maroney, City Administrator.

SUBJECT: Casey's General Store CUP Amendment.

DATE: December 12, 2019.

BACKGROUND.

A public hearing was held to consider a request by *Casey's Retail Company* to amend their previously approved Conditional Use Permit (October 16, 2012 - Resolution No. 1983). The amended CUP would allow the existing motor fuel station to expand to the adjacent property located at 1107 Main Street (PID 52.540.0220) – the proposed land use is permitted within the *B-2, General Business District* (“*B-2 District*”) by conditional use permit (“CUP”).

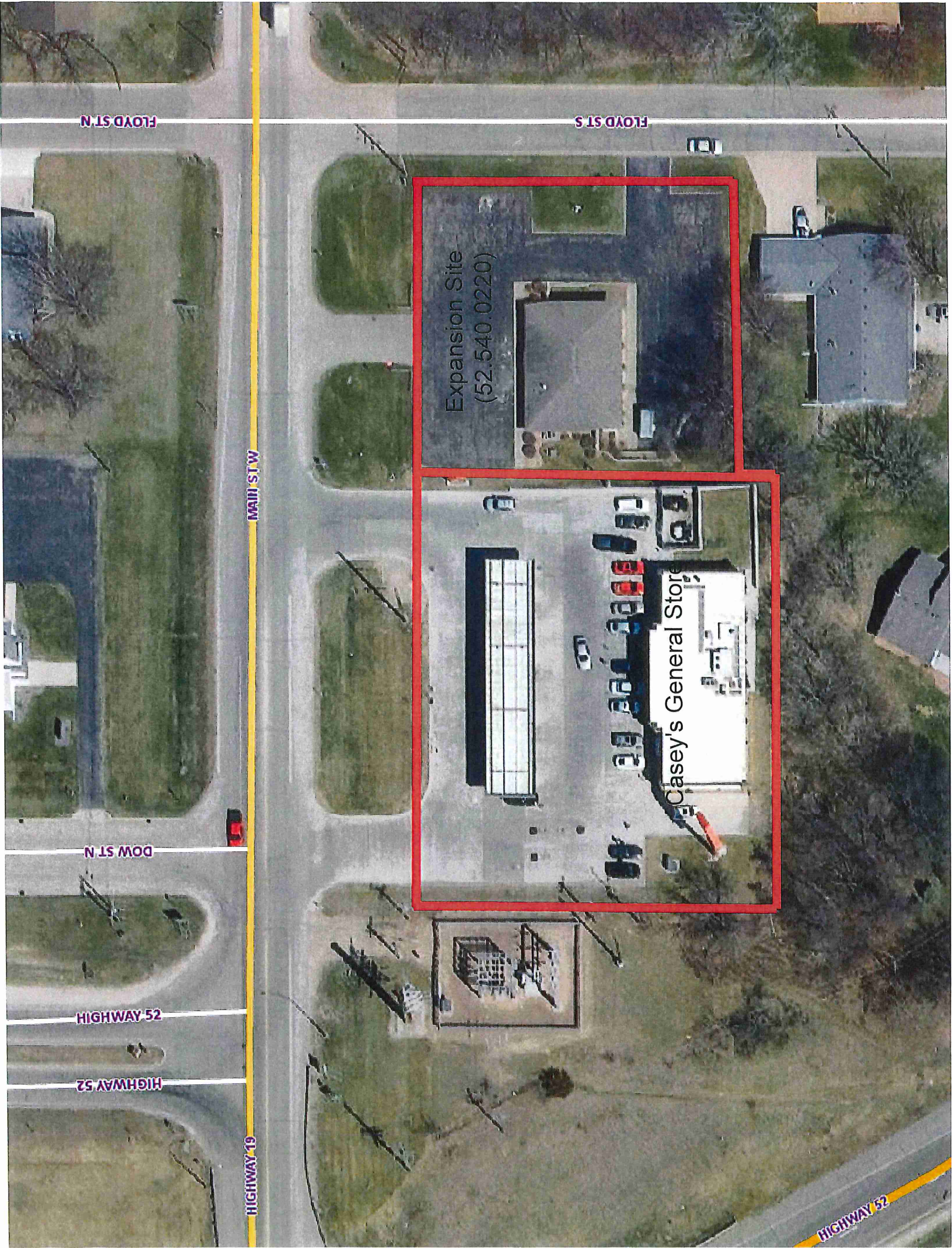
To generally describe the proposed project, an *aerial photo* of the development area and the *Civil Site Plan (C101)* are provided – further details are available should you have any questions.

The proposed project includes demolition of an existing building; construction of additional fuel pumps and parking spaces; access changes to TH #19; installation of new signage; relocation of the existing dumpster/recycle enclosure; and related site improvements.

Excepting the standard requiring 15-feet of landscaping in the “front yard”, the proposed plan seems to comply with the minimum zoning standards for a use of this type in the *B-2 District*, subject to compliance with Section 152.648 (G).

REQUESTED COUNCIL ACTION.

The Planning Commission recommends conditional approval of the Application pursuant to the accompanying Resolution.



FLOYD ST N

FLOYD ST S

MAIL ST W

DOW ST N

HIGHWAY 52

HIGHWAY 52

HIGHWAY 19

HIGHWAY 52

Expansion Site
(52.540.0220)

Casey's General Store

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
JEREMY E. ANDERSON

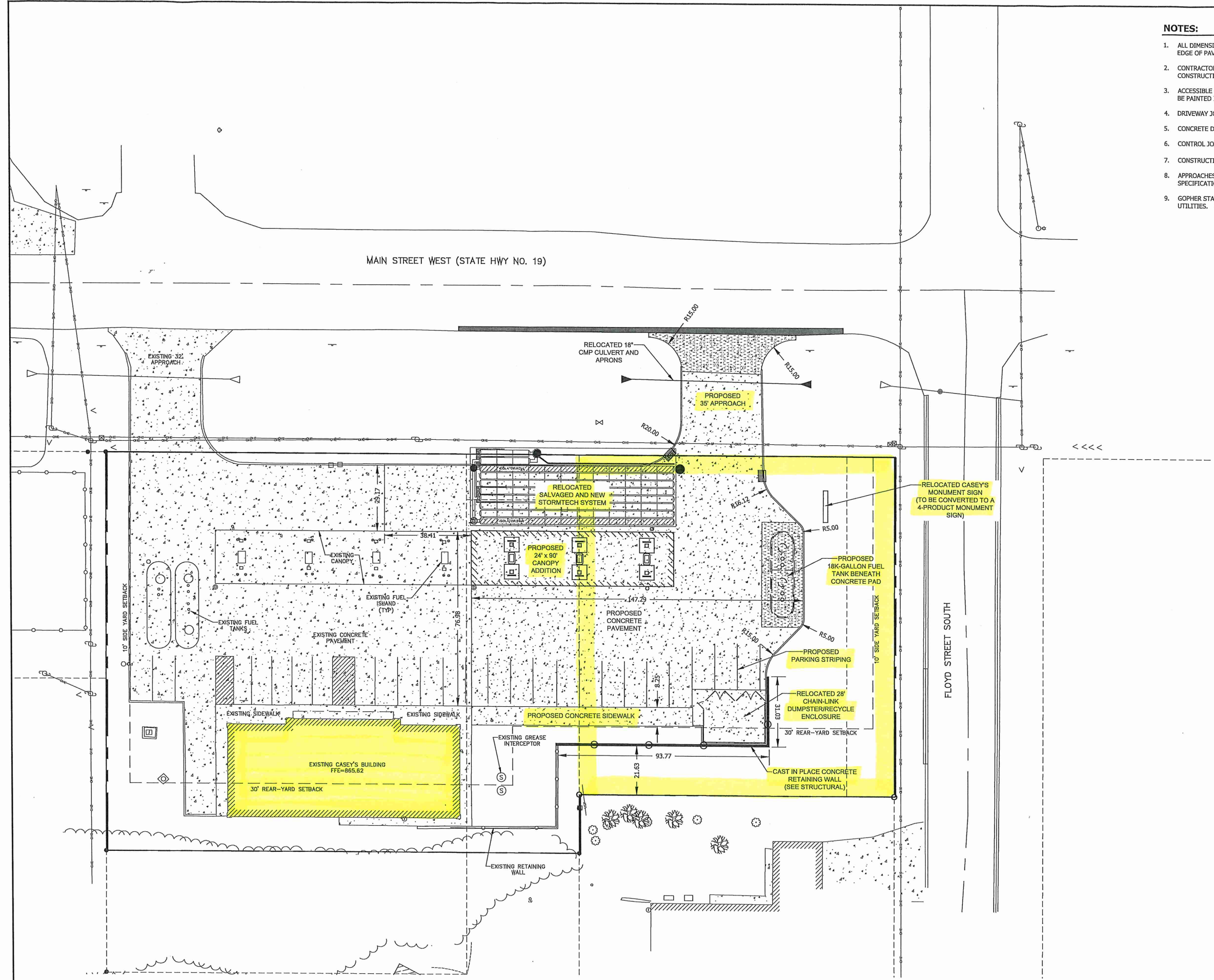
DATE: 10/18/19 LICENSE #: 44223

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, AND SYMBOL SHALL BE PAINTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
4. DRIVEWAY JOINTS TO BE PACKED & CAULKED.
5. CONCRETE DRIVE TO BE TROWELED WITH LIGHT BROOM FINISH.
6. CONTROL JOINTS - MIN. 100 SQ. FT. - MAX. 125 SQ. FT. - 25% DEEP.
7. CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4.
8. APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPECIFICATIONS.
9. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166.

LEGEND

- HYDRANT
- ⊙ SANITARY MANHOLE
- ⊗ GATE VALVE
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- CATCH BASIN
- SIGN
- 🌳 DECIDUOUS TREE
- 🌲 CONIFEROUS TREE
- SHRUB
- ⊗ PEDESTAL
- < GUY WIRE
- ⊙ BOLLARD
- ⊕ POWER BOX
- ⊙ ELECTRIC METER
- ⊙ MONITORING WELL
- ⊙ SANITARY SEWER CLEANOUT
- WOOD FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- ▨ CONCRETE PAVEMENT
- ▨ BITUMINOUS PAVEMENT
- ▨ LANDSCAPING
- ▨ BUILDING



TRUE PLAN NORTH NORTH **C101 Civil Site Plan** 1" = 20'

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100		
PROJECT: Cannon Falls, MN #3265 1125 Main Street O2 STYLE - FLAT ROOF, ADDITIONAL PROP., CANOPY EXPANSION	PUBLISHED: 10-18-19	DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: FLJK CHECKED BY: JEA
CIVIL SITE PLAN		C-101

**CITY OF CANNON FALLS
GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2452

APPROVING AMENDED CONDITIONAL USE PERMIT FOR CASEY'S

WHEREAS, on behalf of Casey's Retail Company (Owner), Design Tree Engineering & Land Surveying has applied to amend the Conditional Use Permit ("CUP") previously approved to allow Casey's General Store to be constructed at 1125 Main Street and now to expand the land use to adjacent property located at 1107 Main Street (PID 52.540.0220) as regulated by the Zoning Ordinance; and

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

WHEREAS, the Planning Commission finds that: (a) the proposed expansion of the motor fuel station within the B-2, Highway Business District is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) the proposed expansion can be constructed to satisfy the general purpose and intent of Section 152.648 (G) of the Zoning Code in a way that is consistent with the Comprehensive Plan and that will not alter the essential character of the locality; (c) certain practical difficulties limit options for expanding a motor fuel station on this property in a way that fully complies with all applicable zoning standards; (d) the practical difficulties have not been created solely by the property Owner; and (e) the proposed expansion plan seems to provide a reasonable solution for expanding the motor fuel station within the B-2, Highway Business District and based upon these findings recommends approval of the Application to amend the CUP.

NOW THEREFORE BE IT RESOLVED, that based upon the findings of the Planning Commission the City Council hereby approves the Application for the amended CUP and variance to allow less than the required fifteen (15) feet of landscaping along the front yard (TH No. 19) subject to compliance with all applicable requirements of the Zoning Ordinance and Section 152.648 (G), including but not limited to those standards pertaining to storm water management, landscaping/screening, exterior lighting and building code.

Adopted by the City Council of Cannon Falls this 17th day of December, 2019.

John O. Althoff, Mayor

ATTEST: _____
David Maroney, City Administrator