

TO: Cannon Falls City Council
FROM: Neil Jensen, City Administrator
SUBJECT: Conditional Use Permit for John Anderson at 201 Main Street W.
DATE: July 21, 2020

Conditional Use Permit for John Anderson at 201 Main Street W. A public hearing was held on Monday, July 13, 2020 to consider a request by John Anderson for a Conditional Use Permit. Planning Commission approved the Conditional Use Permit for John Anderson on Monday, July 13, 2020 with a unanimous vote. The CUP would allow a height variation of a proposed accessory structure to be constructed on his property located at 201 Main Street W. (PID 52.100.2990). The lot is zoned *R-4 High Density Residential District*. Accessory structures shall comply with the 16 ft. height requirement, except as expressly permitted by (“CUP”).

The following exhibits are enclosed to further describe the proposal:

1. Location-Aerial Photo.
2. Memo of explanation from John Anderson
3. Site Plan
4. Construction Plan
5. Accessory Buildings, Structures and Uses: 152.238. Height and 152.239 Conditional Use Permits

The proposal is to construct a garage that keeps with the design of the house on the lot that was built in 1870. To preserve green space, a request has been made to construct a 24 ft. garage to accommodate the storage need for the property. The above garage space would be a “room in the attic”, which is simply cold storage with a drop down stairs for access.

Requested Council Action

Cannon Falls City Council is asked to consider Resolution 2495. Staff recommends conditional approval of the Application.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2495

CONDITIONAL USE PERMIT FOR JOHN ANDERSON, 201 MAIN STREET W.

WHEREAS, John Anderson has made application for a Conditional Use Permit (“CUP”) to allow a 24 ft. garage to be constructed on his property at 201 Main Street W. (PID 52.100.2990) as regulated by the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a hearing on July 13, 2020 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that the granting of a Conditional Use Permit is reasonable and in conformance with the City of Cannon Falls Comprehensive Plan.

WHEREAS, the Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for CUP for a height variation of an accessory structure be approved.

NOW THEREFORE LET IT BE RESOLVED BY THE CITY 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 applicable requirements of the City of Cannon Falls Zoning Code Chapter 152 and State of Minnesota Building Code requirements.

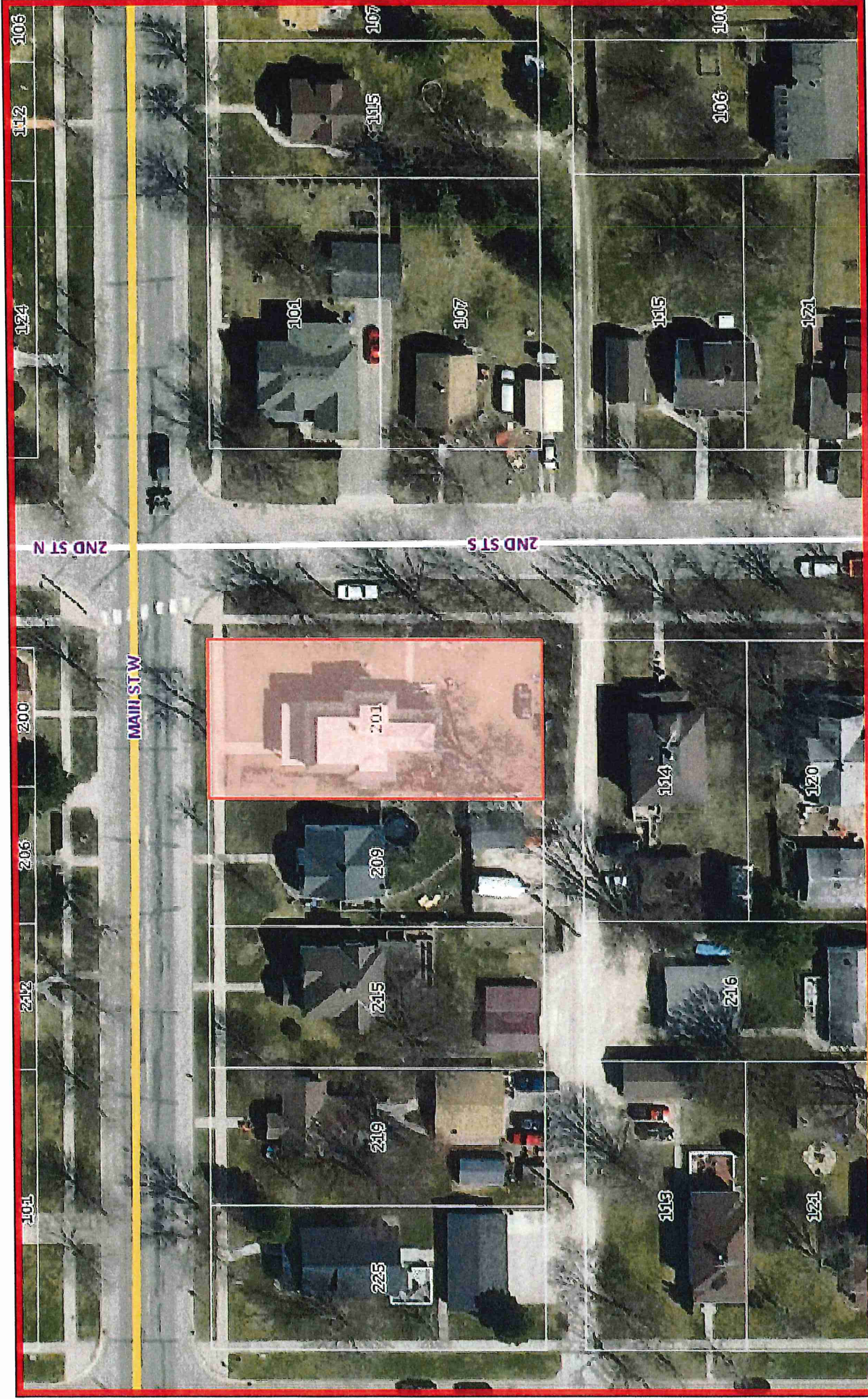
ADOPTED by the City Council of Cannon Falls this 21st day of July, 2020.

CITY OF CANNON FALLS

John O. Althoff, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator

ArcGIS WebMap



May 28, 2020

Override 1

Township or Other Roads

Major Roads 1,200

County Roads 1,200

US Highway

State Highway

County Roads - Gravel

County Roads - Paved

Township or Other Roads

Township or Other Roads

ESRI Major Roads

1:720

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

John D. Anderson

To: Dianne Howard, City of Cannon Falls
From: John D. Anderson
Date: 5/21/2020
Re: Garage Build

Diane, I have completed the application for building a garage to the best of my abilities. It is my hope to start building a garage on the property this summer, finishing the project before winter. I am having my nephew, Jodie Anderson from Arlington, MN do the work, he is a licensed and bonded contractor by the state of Minnesota. I had Aaron Winchell draw up plans for my garage.

As I have mentioned in my communications with you it is my attempt to construct a garage that is in keeping with the feel and flavor of my house that was built in 1870. Because of the narrowness of my lot it is my plan to approach the garage from the southeastern corner of the lot, coming in off the alley. It is my hope to preserve as much green space as possible, therefore I am requesting a taller garage to accommodate the storage needed for a property this size. The garage plan is one known as a room-in-the-attic which is simply cold storage with a drop downstairs for access and simple lighting. The garage would have the basic electrical.

It is my plan to position the south and west exterior walls of the garage 5 foot off the property line. Many or most of the bushes would be removed on the alley side with the garage built on a floating slab of concrete. Being 5 foot off the property line will allow garage placement farther away from the direct line of sight of my neighbors. This will preserve their view while entering/exiting their property. I also do not want the east end of the garage to protrude farther than the other property porches along 2nd Street South. I plan on bringing in fill so that I have a back-away turn around. This will allow me to exit the garage and property head-first. This is an added expense but I feel it is necessary as all but 1 home in my block utilizes the alley for their garage access/regress. Another reason for this is that this neighborhood having small children and our street being a side-walked street that is enjoyed by many people walking themselves and their pets.

Within the recent time I have had the property surveyed and all the corner makers and property lines are marked with stakes and flags. I am including a sketch of the property with my house placed on the lot and a drawn in (not exact – but close) and it includes a scale sketch of the garage. Pardon me, I am not a draftsman and tried my hardest to give a good representation of how things lay I have included the application and a copy of the drawing that was completed by Aaron Winchell. His drawing is small, but maybe by attaching it you can enlarge to fit your needs. I believe you told me there is a \$450 application fee which I have put in an envelope and will drop that off at City Hall drop box. Please let me know if you have any additional questions, I am willing to consult, come by and distance, your people come by, or whatever is necessary to move this process forward.

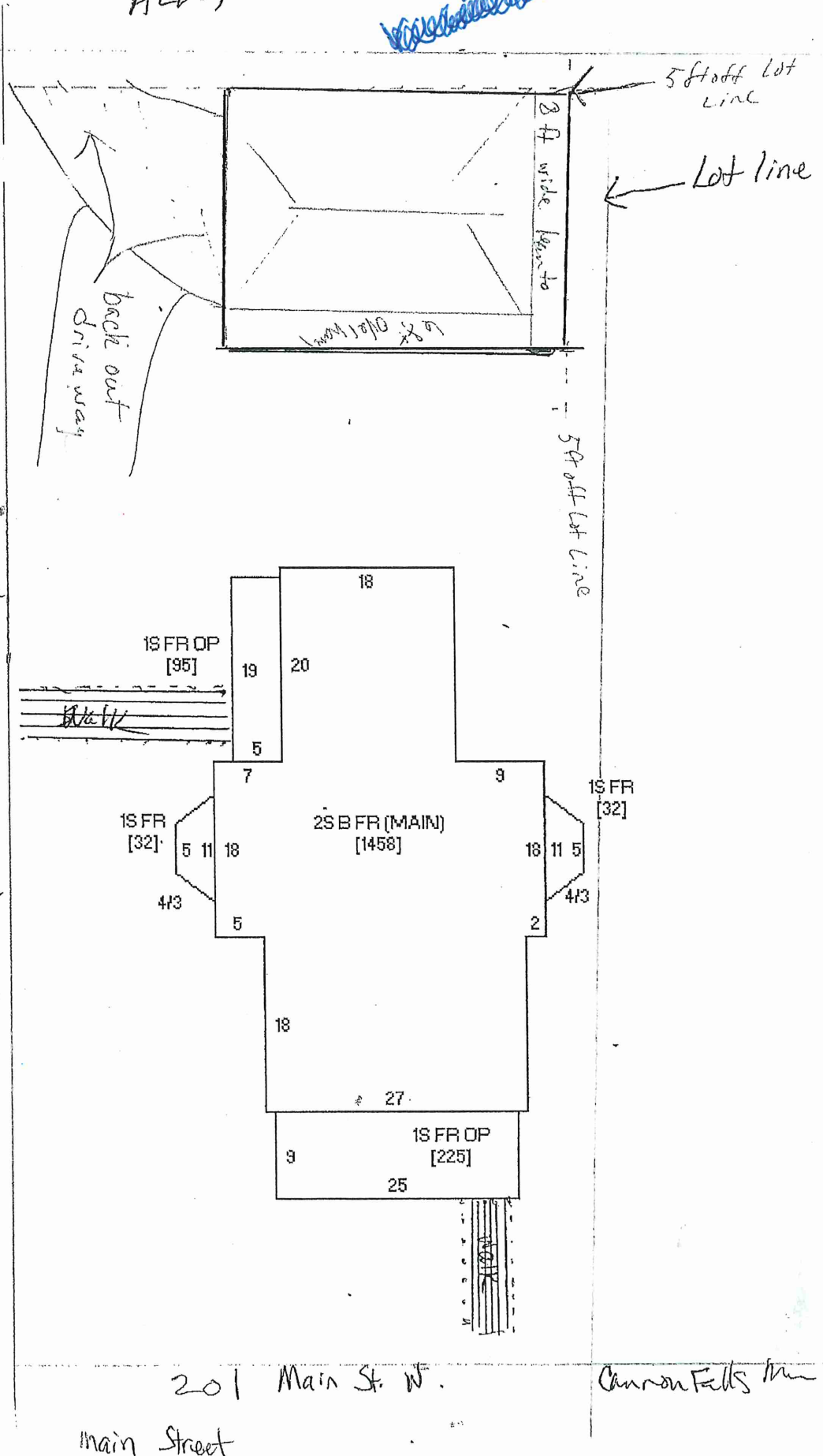
In summary, my time residing in this property has shown me that I have no place to store lawn and garden utensils, winter and summer articles that are out of season, and parking. Winter is problematic to say the least. As an insurance agent I am trying to look at all angles, being safe, avoiding risk - - - while trying to do my part in beautifying the surroundings, my home, and our community. While a project like this has a sizable financial investment, I am willing to do that to make the property more usable and a place that I can call home. Thank you.

John D. Anderson
201 Main Street West, Cannon Falls, MN 55009
Phone: 507.263.4414
Cell: 651.307.4541
Email: john@johnandersonins.com



John Anderson
201 Main St. W. Cannon Falls, MN
Alley

1. Garage approach from Alley with a back up pad so car can come out head first
2. Garage footprint 22' x 26' with 8 ft lean to on west and 6 ft overhang on front.
3. Height to roof peak 24', Upstairs garage for storage.
Will install a decorative cupola on top of roof.
4. Garage on floating slab, basic electric
5. Placement 5 foot off west & south lot line
6. End product 2 stall w/ storage above made to look like a carriage house



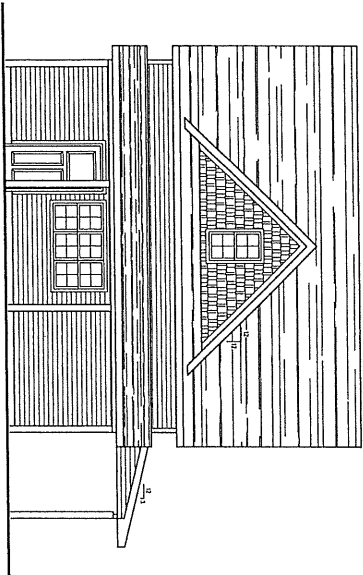
North
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201 Main St. W.

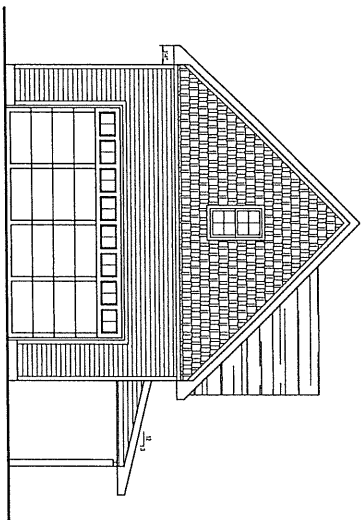
Main Street

Cannon Falls MN

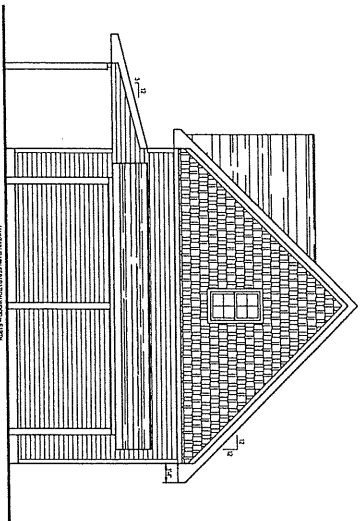
Dimensions, notes, details and confirmation to all local codes are to be verified by owner and local building department. PHILIPS PLANNING, INC. will assume no responsibility for same after commencement of construction.



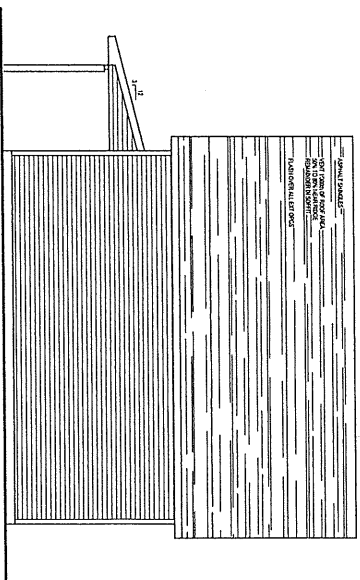
NORTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"

REVISIONS

JOHN ANDERSON GARAGE



PHILIPS PLANNING, INC.
1000 N. 10TH AVE.
TAMPA, FL 33606
TEL: 813-241-1111
WWW.PHILIPSPLANNING.COM

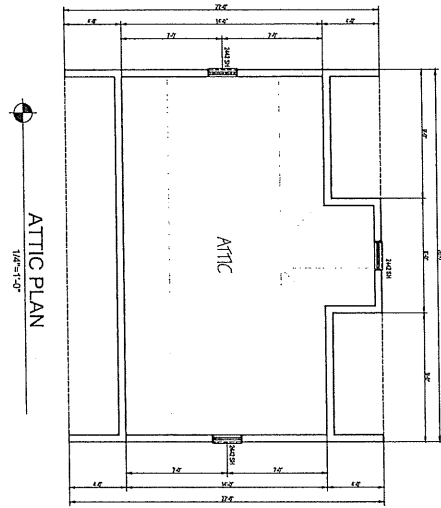


ARCHITECT

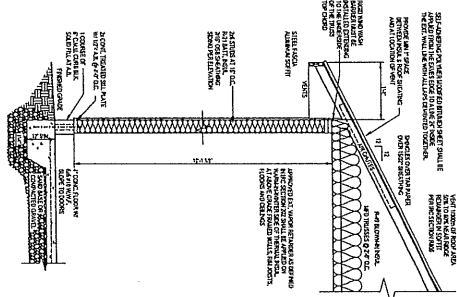
© COPYRIGHT 2013
PHILIPS PLANNING, INC.

PLAN
19-1005A

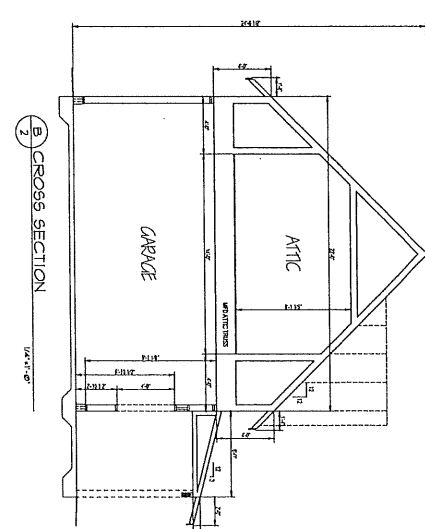
Dimensions, materials, details and construction to all local codes are to be verified by owner and contractor prior to the start of construction. The contractor shall be responsible for seeing that all construction is in accordance with the approved plans and specifications. No changes or alterations shall be made without the written consent of the architect.



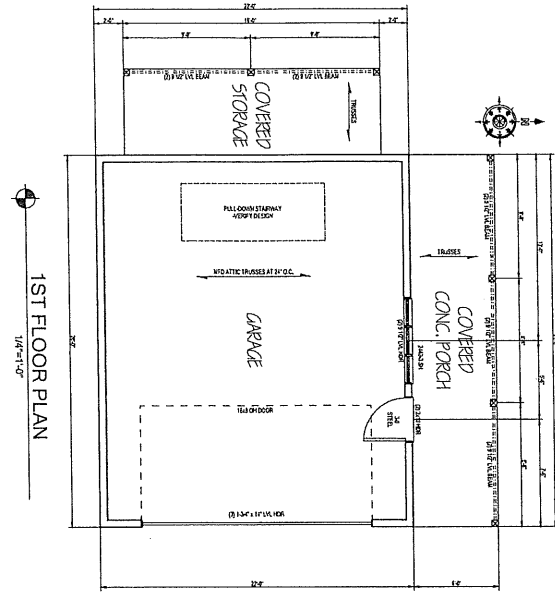
ATTIC PLAN
1/4"=1'-0"



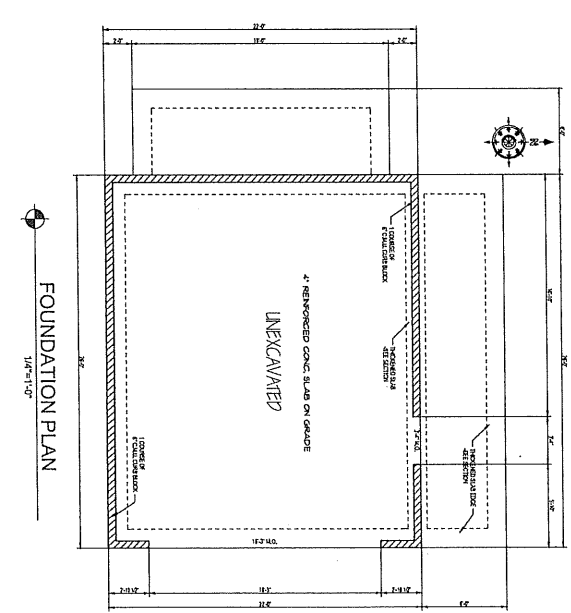
A TYPICAL SECTION
1/2"=1'-0"



B CROSS SECTION
1/4"=1'-0"



1ST FLOOR PLAN
1/4"=1'-0"



FOUNDATION PLAN
1/4"=1'-0"

(B) *Detached buildings.* Detached accessory buildings shall comply with the following minimum setbacks.

<i>Location</i>	<i>Setback</i>
Front yard	Per applicable district requirements
Rear yard	Per applicable district requirements
Side yard	Per applicable district requirements
A garage with access to and from an alley and with the vehicular entrance fronting the alley shall be setback a minimum of 15 feet	

(C) No accessory building shall be located within a drainage or utility easement.
(Prior Code, § 11-18-8) (Ord. 258, passed 5-4-2006; Ord. 271, passed 3-15-2007)

§ 152.238 HEIGHT.

Except as expressly permitted by conditional use permit, accessory buildings shall comply with the following height limitations.

<i>Zoning District</i>	<i>Maximum Height</i>
R, Residential Districts	16 feet
B, Business Districts	20 feet
I, Industrial Districts	26 feet
Other Districts	16 feet

(Prior Code, § 11-18-9) (Ord. 258, passed 5-4-2006)

§ 152.239 CONDITIONAL USE PERMITS.

Application for a conditional use permit under this subchapter shall be regulated by §§ 152.070 through 152.074 of this chapter. A conditional use permit may be granted, provided that:

- (A) There is a demonstrated need and potential for continued use of the structure for the purpose stated;
- (B) No commercial or home occupation activities are conducted on the property;
- (C) The building has an evident reuse or function related to a single-family residential environment;

(D) Accessory buildings shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare; and

(E) The provisions of § 152.072 of this chapter shall be considered and a determination made that the proposed activity is in compliance with that criteria.
(Prior Code, § 11-18-10) (Ord. 258, passed 5-4-2006)

§ 152.240 ANIMAL ENCLOSURES.

(A) Domestic animal enclosures shall not be placed in the front yard or in the side yards abutting a street, shall not be placed closer than ten feet to any property line and shall not be placed closer than 25 feet to any dwelling unit other than on the owner's property.

(B) No encroachment shall be permitted in existing or required drainage and/or utility easements.

(C) Screening and/or a hard surface will be required if problems occur with appearance, noise, odor or sanitation as determined by the Zoning Administrator.
(Prior Code, § 11-18-11) (Ord. 258, passed 5-4-2006)

§ 152.241 COMPOST STRUCTURES AND FIREWOOD PILES.

Compost structures and firewood piles shall be considered accessory uses, shall be limited to rear yards and shall be subject to setback, square footage and other requirements of this chapter.
(Prior Code, § 11-18-12) (Ord. 258, passed 5-4-2006)

OFF-STREET PARKING AND LOADING REQUIREMENTS

§ 152.255 PURPOSE.

The regulation of off-street parking spaces and loading areas in this subchapter is to alleviate or prevent congestion of the public rights-of-way and to promote the safety and general welfare of the public, by establishing minimum requirements for off-street parking and loading areas for motor vehicles in accordance with the intensity of utilization of various parcels of land or structures.
(Prior Code, § 11-19-1) (Ord. 258, passed 5-4-2006)