

TO: CANNON FALLS CITY COUNCIL
FROM: Neil Jensen, City Administrator
SUBJECT: Conditional Use Permit for John & June Christensen at 103 W. Dakota St.
DATE: October 6, 2020

Conditional Use Permit for John and June Christensen at 103 W. Dakota Street A public hearing was held on Monday, September 14, 2020 to consider a request by John and June Christensen for a Conditional Use Permit. Planning Commission approved the Conditional Use Permit for John and June Christensen at 103 W. Dakota Street unanimously on September 14, 2020. The Conditional Use Permit would allow John and June Christensen to construct an accessory structure that would bring their total combined accessory structure square footage over the maximum 1,500 square ft. City Code limitations at 103 W. Dakota Street (PID 52.500.0361). This lot is zoned *RB Residential Business District*.

The following exhibits are enclosed to further describe the proposal:

1. Proposed addition plan
2. Property survey
3. Title insurance document for 103 W. Dakota Street
4. GIS overhead photo

The Conditional Use Permit would allow John and June Christensen the space needed to add a garage for car and truck storage. The total accessory square footage for the lot at 103 W. Dakota Street would be 2,460 sq. ft. after the proposed addition. This would be 960 sq. ft. over current City Code requirements for total square footage for accessory structures.

Resolution No. 2511

Cannon Falls City Council is asked to consider Resolution 2511. Staff recommends approval of the Application.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2511

**CONDITIONAL USE PERMIT FOR JOHN & JUNE CHRISTENSEN AT
103 W. DAKOTA STREET**

WHEREAS, John and John Christensen have made application for a Conditional Use Permit that will allow them to construct an accessory structure that would bring their total combined accessory structure square footage over the maximum 1,500 sq. ft. City Code limitations at 103 W. Dakota Street (PID 52.500.0361) as regulated by the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a hearing on September 14, 2020 to accept testimony relating to the application; and

WHEREAS, The Planning Commission finds the granting of the 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 Conditional Use Permit be approved.

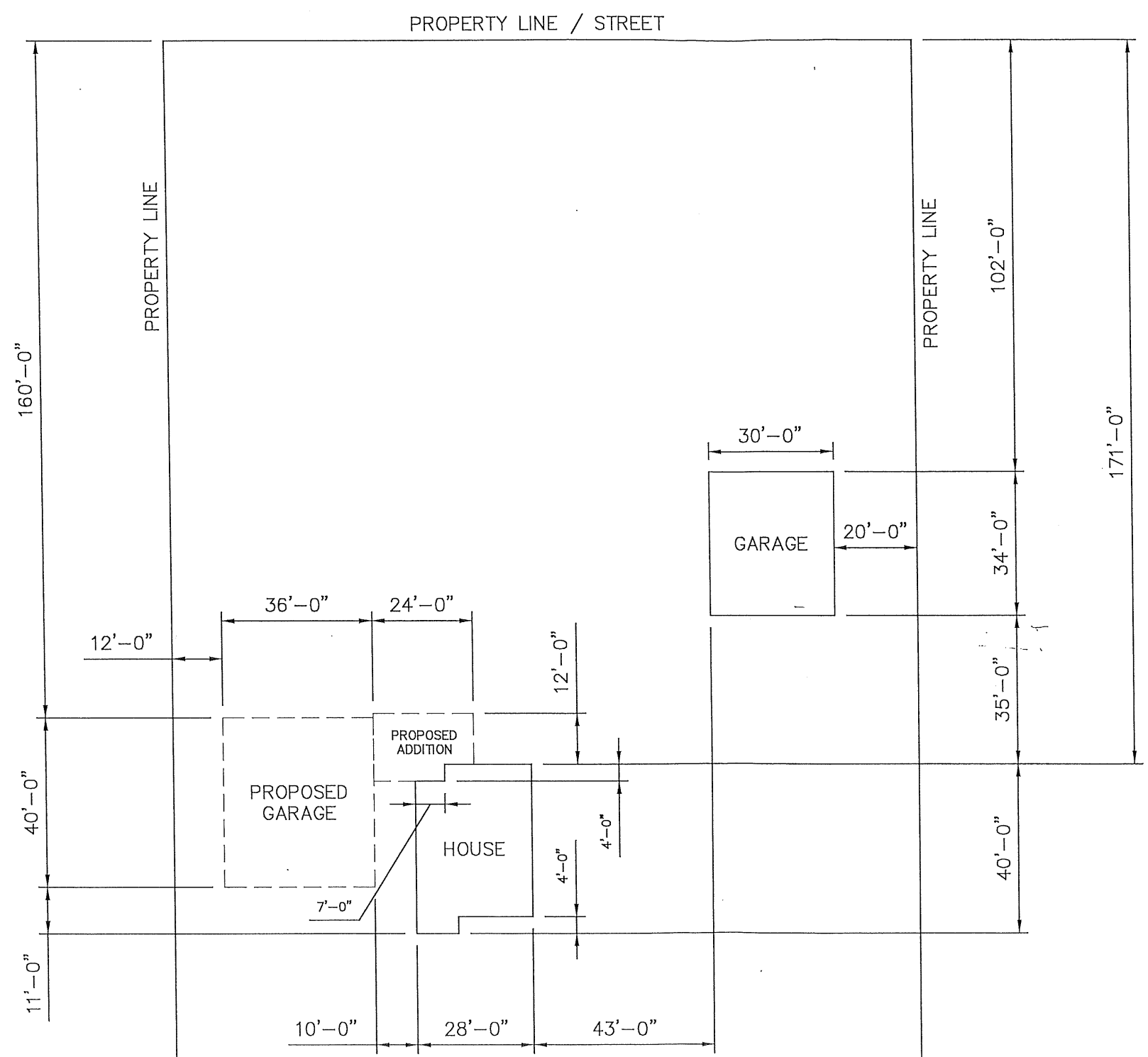
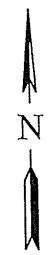
NOW THEREFORE, LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Conditional Use Permit be approved subject to compliance with all applicable requirements of the City of Cannon Falls Zoning Chapter 152 and the State of Minnesota Building Code requirements.

ADOPTED by the City Council of Cannon Falls this 6th day of October, 2020.

CITY OF CANNON FALLS

John O. Althoff, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator



OHancock®

PROPOSED ADDITION

LOCATION		CONTRACTOR		PROJECT NO.
DRAWN BY	JAN	CHECKED BY	JOB NO.	DATE
				8/19/20
				BRIDGE NO.

SAMUELSON SURVEYING INC.

1103 West Main Street
Cannon Falls, MN. 55009

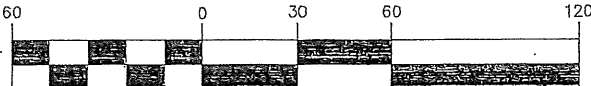
V. Richard Samuelson
Registered Land Surveyor

SURVEYORS CERTIFICATE

PLEASE NOTE: THE LEGAL DESCRIPTION WAS REWRITTEN FOR THE ROBINSON PARCEL BECAUSE THE SOUTHEAST CORNER OF GOV'T. LOT 12 HAS MOVED 26.68 FEET EAST. THE NEW LEGAL DESCRIPTION FITS ALL THE ADJOINING PARCELS, EXCEPT THE LORENTZ PARCEL. A QUIT CLAIM DEED WILL NEED TO BE RECEIVED FROM LORENTZ.



GRAPHIC SCALE



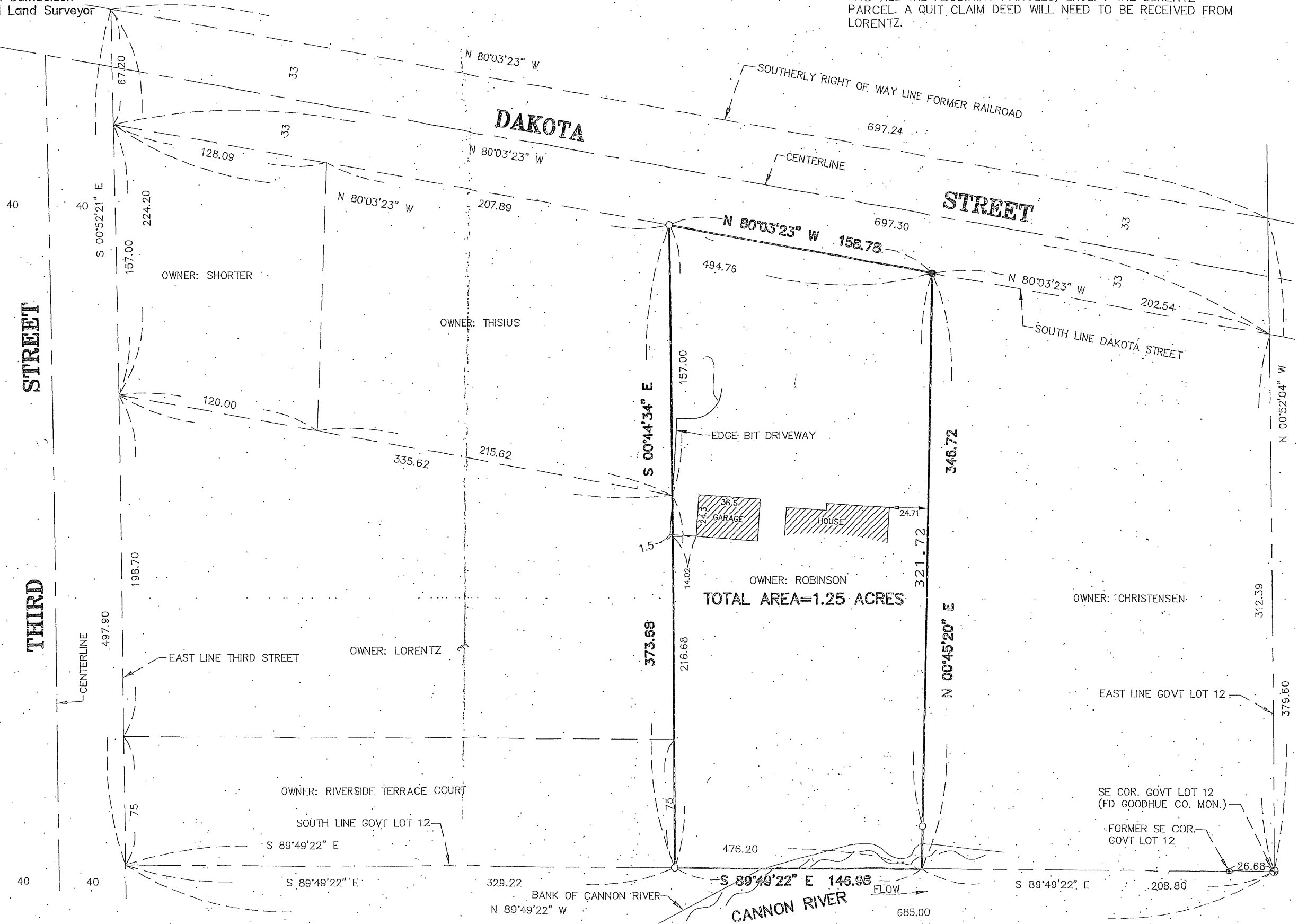
(IN FEET)
1 inch = 60 ft.

- DENOTES SET IRON PIPE WITH PLASTIC CAP MARKED RLS 16998
- DENOTES FOUND IRON

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: March 15, 2013

V. Richard Samuelson Minnesota Reg. No. 16998



COMMITMENT FOR TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

SCHEDULE A

1. Effective Date: **March 14, 2011 at 7:00 am**

2. Policy or Policies to be issued:

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:

John A. Christensen and June A. Christensen, husband and wife, as joint tenants.

5. The land referred to in this Commitment is described as follows:

That part of Government Lot 12, Section 7, Township 112, Range 17, Goodhue County, Minnesota lying south of Dakota Street and lying east of the following described line: Beginning at a point on the south line of said Government Lot 12 distant 476.20 feet easterly from the intersection of said south line of Government Lot 12 with the east line of Third Street; thence northerly to a point on the south line of Dakota Street distant 494.76 feet easterly from the intersection of said south line of Dakota Street with the east line of Third Street, said line there terminating.

Abstract Property - Goodhue County

Property Address: 103 East Dakota Street, Cannon Falls, MN 55009

ArcGIS WebMap



August 20, 2020

Township or Other Roads

Township or Other Roads

House Number

Township or Other Roads

Parcels