

TO: Cannon Falls City Council
FROM: Neil Jensen, City Administrator
SUBJECT: Variance, Encroachment Request and Rezone for BFD of Cannon Falls LLC at 31633 64th Avenue
DATE: November 12, 2020

Variance, Encroachment Request and Rezone for BFD of Cannon Falls LLC at 31633 64th Avenue. A public hearing will be held on Monday, November 9, 2020 to consider a request by BFD of Cannon Falls LLC for a Variance, Encroachment Request and Rezone. Contingent upon Planning Commission review and approval the Variance, Encroachment Request and Rezone for BFD of Cannon Falls LLC at 31633 64th Avenue (PID 52.710.0790), City Council is asked to review this application. This lot is currently zoned *B-2 Highway Business District*.

The following exhibits are enclosed to further describe the proposal:

1. Building Permit Application for new steel frame building
2. Jacobson Survey
3. GIS Overhead Photo
4. GIS Zoning Map

BFD of Cannon Falls LLC has made application to construct a 30,000 sq. ft. steel frame building at 31633 64th Avenue. They are requesting a zero-lot-line so that they can connect to a pre-existing building on an owned neighboring lot, by way of a proposed 18' - 20' tunnel. All of the lots owned by BFD of Cannon Falls LLC are zoned *I-1 Limited Industrial District*, with the exception of 31633 64th Avenue, which is currently zoned *B-2 Highway Business District*. To keep all BFD of Cannon Falls LLC business locations consistent with ordinance requirements, they are requesting that 31633 64th Avenue also be rezoned to *I-1 Limited Industrial District*.

REQUESTED COUNCIL ACTION

Cannon Falls City Council is asked to consider Resolution 2519. Contingent upon Planning Commission review and approval, staff recommends approval of the application.

City of Cannon Falls
Application for Building Permit

City Hall | 918 River Road
 Cannon Falls, Minnesota 55009
 Telephone: 507.263.9300 | www.cannonfallsmn.gov

Applicant's Name. Who is Signing Below? ROBERT S. BANKS Telephone: 507-263-4129
 Applicant's Mailing Address: 31785 64TH AVE Telephone: _____
 City/State/Zip: CANNON FALLS MN 55009 E-Mail: bob@Strikefool.com
 Applicant's Company (If Applicable): BFD of Cannon Falls, LLC License or Bond Number: _____
 Company's Mailing Address: Same as Above Telephone: _____
 City/State/Zip: _____ Telephone: 527-100790

Site Address: 31639 64th Ave. Parcel Number: ~~2222222222~~
 City/State/Zip: _____ City or Township: Cannon Falls
 Property Owner Name: BFD of Cannon Falls, LLC Size of Parcel: _____
 Owner's Mailing Address: _____ Telephone: _____
 City/State/Zip: _____ Telephone: _____

Project Information. Circle Type of Permit: Residential or (Non-Residential). If not residential, specify: FACTORY-WHSE
 State the Use of Structure: Manufacturing - Warehouse Size of Structure or Project: 30,000 Sq Ft.
 Circle Type of Work: (New) Addition / Repair or Remodel / Re-Roof / Plumbing / Mechanical / Other: _____
 Year Built (For Existing Structures): _____ Market Value of Proposed Project or Work (Required by SBC): \$ 1,100,000
 Describe Proposed Project and Scope of Work: STEEL FRAME Bldg.

General Contractor: Kiehm Construct State License: _____ Telephone: 952-469-5600
 Plumbing Contractor: Gergen Plumbing State License: _____ Telephone: 507-291-0953
 Mechanical Contractor: _____ State Bond: _____ Telephone: _____
 Electrical Contractor: Bingheisen Elec. State License: _____ Telephone: 651-258-4152
 Design Professional: _____ Minnesota Registration: _____ Telephone: _____
 Other: _____ Registration Number: _____ Telephone: _____

To avoid permit expiration, begin work and call for first inspection within 180 days of permit issuance. I certify that information on this application is true, complete, and correct. All work done and all materials used will be in conformance with the approved plans and specifications and in compliance with the requirements of the Minnesota State Building Code and other applicable statutes, ordinances, rules, and regulations that govern building construction or use.

X Applicant Signature: Robert S Banks Date: 10/15/2020

***** Items Below Are For Goodhue County Use *****

Application _____ Construction Plans _____ Site Plan _____ Environmental Health Approval _____
 Other Forms _____ Additional Plan Info _____ Other _____ Final Zoning Approval _____

Building Official Approval (Comments/Conditions): _____

Signature: _____ Date: _____

General Permit Fee: \$ _____ Valuation of Permit: \$ _____
 Plan Check Fee: \$ _____ Occupancy Class: _____
 State Surcharge: \$ _____ Construction Type: _____
 Other Fee: \$ _____ Date Fee Paid: _____
 Total Fee: \$ _____ Receipt Number: _____

Permit Number: _____
 Issue Date: _____

ArcGIS WebMap



October 27, 2020

Township or Other Roads

Township or Other Roads

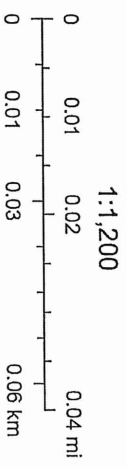
Parcels

Major Roads 1,200

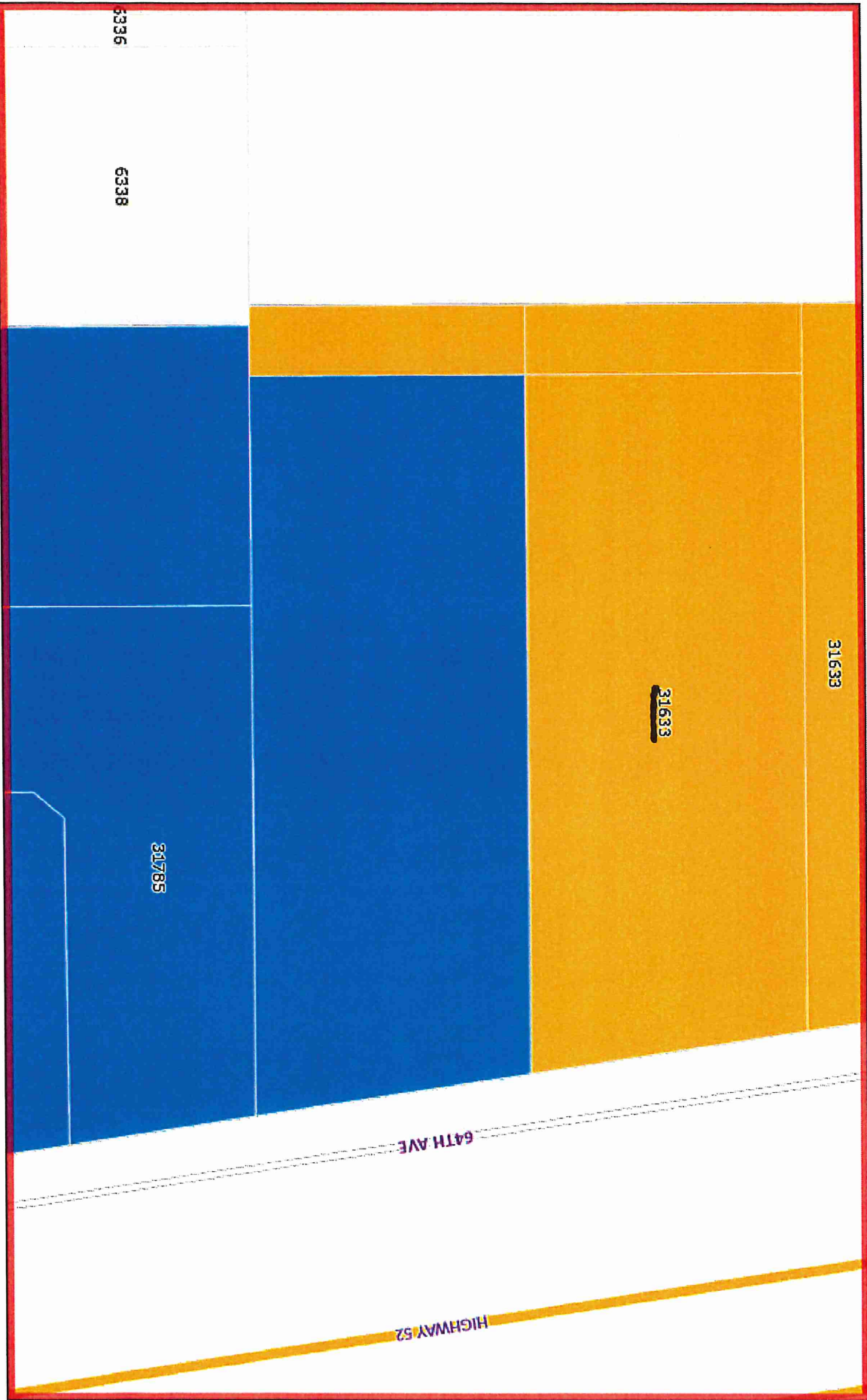
Township or Other Roads

House Number

US Highway

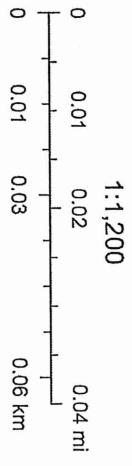


ArcGIS WebMap



October 22, 2020

- Township or Other Roads
- Major Roads 1,200
- US Highway
- Township or Other Roads
- Township or Other Roads
- Parcels
- House Number
- Cannon Falls Zoning
- B-1, Central Business District
- B-2, General Business District
- I-1, Limited Industrial District
- I-2, General Industrial District



PLANNING COMMISSION RESOLUTION 2020-13

**VARIANCE, ENCROACHMENT REQUEST, AND REZONE FOR
31633 64TH AVENUE**

WHEREAS, BFD of Cannon Falls LLC has made application for a Variance, Encroachment Request, and Rezone to construct a 30,000 sq. ft. steel frame building at 31633 64th Avenue (PID 527100790) with a zero-lot-line so they can connect to a pre-existing building on an owned neighboring lot, by way of a proposed 18' - 20' proposed tunnel. All of the lots owned by BFD of Cannon Falls LLC are zoned *I-1 Limited Industrial District*, with the exception of 31633 64th Avenue which is currently zoned *B-2 Highway Business District*. To keep all BFD of Cannon Falls LLC business locations consistent with ordinance requirements, they are requesting that 31633 64th Avenue also be rezoned to *I-1 Limited Industrial District*.

WHEREAS, the Planning Commission conducted a hearing on November 9, 2020 to accept testimony relating to the application, and

WHEREAS, the Planning Commission finds the granting of the Variance, Encroachment Request and Rezone is reasonable and in conformance with the City of Cannon Falls Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED that the Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for a Variance, Encroachment Request, and Rezone to construct a new 30,000 sq ft. steel frame building on 31633 64th Avenue be approved.

ADOPTED by the Planning Commission on the 9th day of November, 2020.

CITY OF CANNON FALLS PLANNING COMMISSION

Mike Daniels

ATTEST: _____
Neil Jensen
City Administrator

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

RESOLUTION NUMBER 2519

**VARIANCE, ENCROACHMENT REQUEST AND REZONE FOR
BFD OF CANNON FALLS LLC AT 31633 64TH AVENUE**

WHEREAS, BFD OF CANNON FALLS LLC has made application for a Variance, Encroachment Request and Rezone to construct a 30,000 sq. ft. steel frame building at 31633 64th Avenue (PID 52.710.0790) with a zero-lot-line so they can connect to a pre-existing building on an owned neighborhood lot, by way of a proposed 18' - 20' tunnel. All of the lots owned by BFD of Cannon Falls LLC are zoned *I-1 Limited Industrial District*, with the exception of 31633 64th Avenue, which is currently zoned *B-2 Highway Business District*. To keep all BFD of Cannon Falls LLC business locations consistent with ordinance requirements, they are requesting that 31633 64th Avenue also be rezoned to *I-1 Limited Industrial District*.

WHEREAS, the Planning Commission conducted a hearing on November 9, 2020 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds the granting of the Variance, Encroachment Request and Rezone 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 Variance, Encroachment Request and Rezone 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 Variance, Encroachment Request and Rezone be approved subject to compliance with all applicable requirements of the City of Cannon Falls Zoning Code Chapter 152 and the State of Minnesota Building Code Requirements.

ADOPTED by the City Council of Cannon Falls this 12th day of November, 2020.

CITY OF CANNON FALLS

John O. Althoff, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator