

TO: CANNON FALLS CITY COUNCIL
FROM: Neil Jensen, City Administrator
SUBJECT: Administrative Subdivision/Lot Combination for Nate's Garage
DATE: July 6, 2021

BACKGROUND

A Planning Commission meeting was held on Monday, June 14, 2021 to consider a request for an Administrative Subdivision/Lot Combination for Nate's Garage at 1717 & 1713 N. Highway 20. These lots are zoned *R-B Residential Business*, PID #'s 521150010 and 521150020. Planning Commission approved the request unanimously on June 14, 2021.

The following exhibits are enclosed to further describe the proposal:

1. GIS overhead depiction
2. Johnson and Scofield survey
3. Development Application from Nate's Garage

These parcels are both owned by Nate's Garage and their business operates on both parcels. They are asking for the Administrative Subdivision/Lot Combination to accommodate new water and sewer hookups for PID 521150020.

REQUESTED COUNCIL ACTION

Please approve Resolution 2558, Approving the Administrative Subdivision/Lot Combination for Nate's Garage at 1717 & 1713 N. Highway 20.

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

RESOLUTION NUMBER 2558

**ADMINISTRATIVE SUBDIVISION/LOT COMBINATION FOR NATE'S
GARAGE AT 1717 & 1713 N. HIGHWAY 20**

WHEREAS, Nate's Garage has made application for an Administrative Subdivision/Lot Combination for 1717 & 1713 N. Highway 20, (PID #'s 521150010 and 521150020) as regulated by the zoning ordinance; and

WHEREAS, the Planning Commission conducted a hearing on June 14, 2021 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds the granting of the Administrative Subdivision/Lot Combination is reasonable, in harmony with the general purposes and intent of the Zoning Ordinance, and in conformance with the City of Cannon Falls Comprehensive Plan.

WHEREAS, the Planning Commission finds that the proposed Administrative Subdivision/Lot Combination is a reasonable use of the property and permitted by the Zoning Ordinance.

WHEREAS, The Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for Administrative Subdivision/Lot Combination 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 Administrative Subdivision/Lot Combination 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 July 2021.

CITY OF CANNON FALLS

John O. Althoff, Mayor

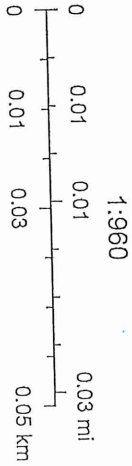
ATTEST: _____
Neil L. Jensen, City Administrator

ArcGIS WebMap

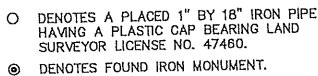


May 27, 2021

- Township or Other Roads
- County Roads 1,200
- County Roads - Paved
- Township or Other Roads
- House Number
- Major Roads 1,200
- State Highway



① It is recommended that the drainage and utility easement along the lot line between Lots 1 and Lot 2 be vacated to eliminate the title issue with the existing building.



Lots 1 and 2, Block 1, BLUFFVIEW ADDITION,
according to the recorded plat thereof, on file
in the office of the County Recorder, Goodhue
County, Minnesota.

Parcel A:
Lot 2, Block 1, BLUFFVIEW ADDITION to the City of Cannon Falls, Goodhue
County, Minnesota. Together with easement established in Document
Number 367946.

Parcel B:
Lot 1, Block 1, BLUFFVIEW ADDITION to the City of Cannon Falls, Goodhue
County, Minnesota. Together with easement established in Document
Number 387946.



1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Marcus S. Johnson
Minnesota License No. 47460
Date: May 18, 2021

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		21-556	S-9523

P A I D MAY 19 2021

P A I D MAY 19 2021



DEVELOPMENT APPLICATION

918 River Road
Cannon Falls, MN 55009
507-263-9308

SUBJECT TO STAFF REVIEW

Street Location of Property: 1713 N Hwy 20 Cannon Falls

Legal Description of Property: _____

Owner of Record:

Name: NATES GARAGE

Daytime Phone: 507-263-2783

Address: 1717 N Hwy 20

Cannon Falls MN 55009

E-Mail Address: natesgarage67@gmail.com

Applicant (if other
than owner)

Name: _____

Notary Stamp

Daytime Phone: _____

Address: _____

E-Mail Address: _____

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

- | | | | | |
|----------|-------------------------------------|------------------------|--------------------------|-----------------------------------|
| Request: | <input type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input checked="" type="checkbox"/> | Subdivision | <input type="checkbox"/> | Variance |
| | <input type="checkbox"/> | Concept | <input type="checkbox"/> | Interim Use Permit |
| | <input type="checkbox"/> | Preliminary Plat | <input type="checkbox"/> | Amendment |
| | <input type="checkbox"/> | Final Plat | <input type="checkbox"/> | CUP/PUD |
| | <input checked="" type="checkbox"/> | Administrative | <input type="checkbox"/> | Site Plan Review |
| | <input type="checkbox"/> | Administrative Permit | <input type="checkbox"/> | Special Home Occupation |
| | <input type="checkbox"/> | Vacation | <input type="checkbox"/> | Annexation Petition |
| | <input type="checkbox"/> | Comp Plan Amendment | <input type="checkbox"/> | Appeal |
| | <input type="checkbox"/> | Other | | |

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 5/19/21

Date Submission Deemed to be Complete: _____

Give detailed description of project and reason for conditional use or variance, if applicable:

Would like to combine 2 parcels
1717 N Hwy 20 & 1713 N Hwy 20
to accommodate water & Sewer Hookup
for 1713 property

521150010 & 521150020

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:


Property Owner

Date: 5-17-21

Applicant (if not the Property Owner)

Date: _____

FOR CITY USE ONLY

Date Application Filed: 5/19/21

Basic Fees: 250⁰⁰

Received By: DAI

Escrow Deposit: _____

Evidence of Ownership Submitted: ☒ Yes

☐ No

☐ Required

Certified Lot Survey: ☒ Yes

☐ No

☐ Required

Legal Description Adequate: ☒ Yes

☐ No

☐ Required

Date of Planning Commission Meeting: 6/14/21

Recommendation of Planning Commission on: _____ ☐ Approve ☐ Deny

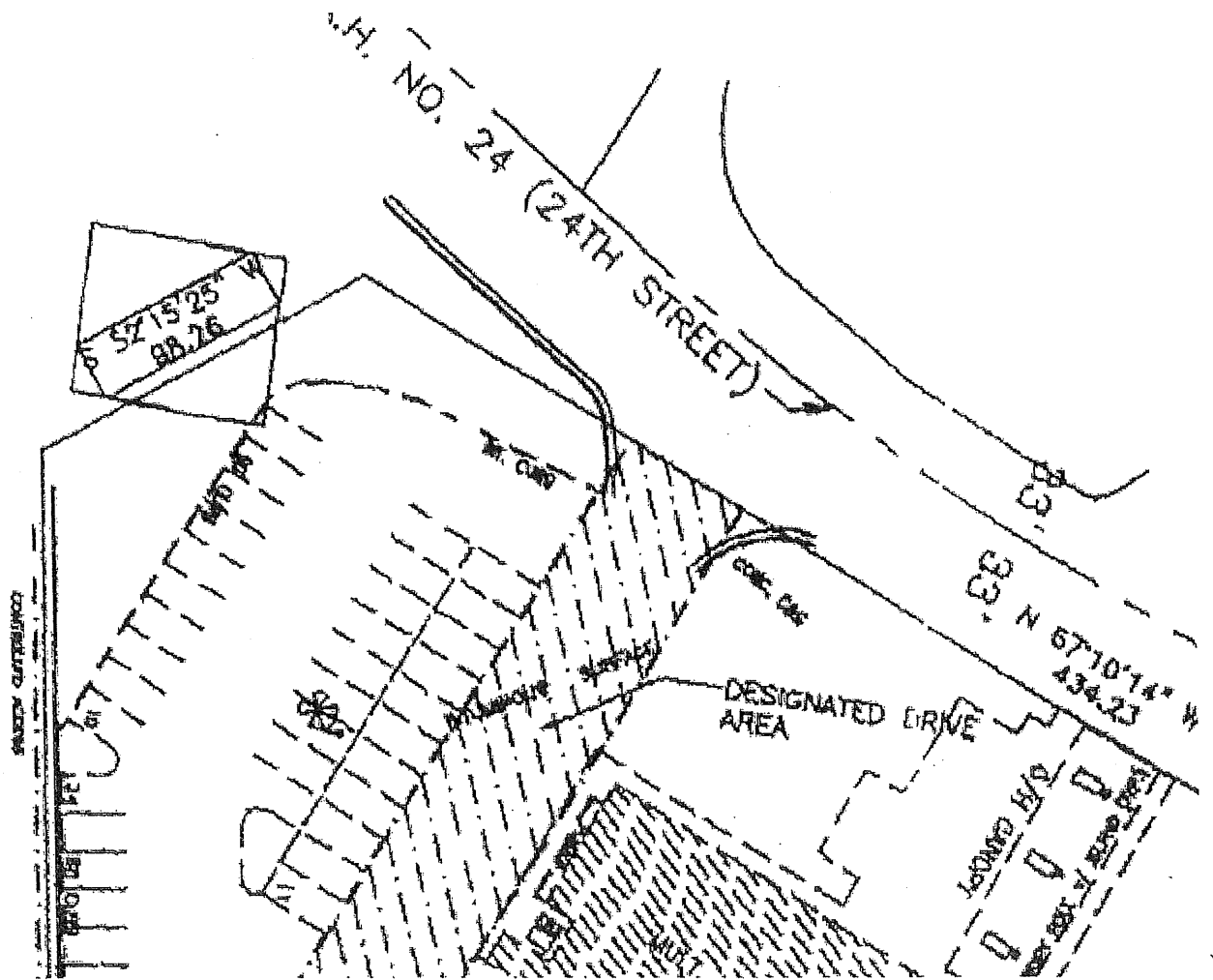
Recommendation of City Council on: _____ ☐ Approve ☐ Deny

Subject to following conditions: _____



EXHIBIT C

Site plan



① It is recommended that the drainage and utility easement along the lot line between Lots 1 and Lot 2 be vacated to eliminate the title issue with the existing building.



- DENOTES A PLACED 1" BY 18" IRON PIPE
HAVING A PLASTIC CAP BEARING LAND
SURVEYOR LICENSE NO. 47460.
- ⊙ DENOTES FOUND IRON MONUMENT.

Lots 1 and 2, Block 1, BLUFFVIEW ADDITION,
according to the recorded plat thereof, on file
in the office of the County Recorder, Goodhue
County, Minnesota.

Parcel A:
Lot 2, Block 1, BLUFFVIEW ADDITION to the City of Cannon Falls, Goodhue
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