

TO: MAYOR AND CITY COUNCIL
FROM: DIANNE HOWARD, ZONING ADMINISTRATOR
SUBJECT: Rezone and Administrative Subdivision, (Lot Boundary Line Adjustment), for PID #527000090 and #527000100
MEETING DATE: January 17, 2023

BACKGROUND

A Planning Commission meeting was held on Monday, January 9, 2023 to consider an application requesting a rezone from B-2 Highway Business District to I-1 Limited Industrial District for approximately 32,516.90 sq. ft. of PID #527000090 due to a request for an Administrative Subdivision, (lot boundary line adjustment), with PID #527000100, which is currently in the I-1 Limited Industrial District. Planning Commission unanimously approved recommendation of this application request to the Cannon Falls City Council.

Project Details:

Stalland Holdings LLC owns PID #527000100, zoned I-1. In 2022, Stalland Holdings LLC also purchased PID #527000090 zoned B-2 Highway Business District. At that time, they secured a CUP for Warehousing on this PID.

As you will see from City Exhibit—building plan, they would like to add a connecting covered passageway between the building currently on Lot 1 and the new building currently on Lot 2.

In order to do this, Stalland Holdings LLC needs to acquire an Administrative Subdivision—lot boundary line adjustment, which means the portion of #527000090 being combined with #527000100 will also need to be re-zoned to the I-1 Limited Industrial District. Please note, warehousing is a Permitted Use in the I-1.

The remaining portion of PID #527000090 will be approximately 47,500 sq. ft., which will continue to meet the 20,000 sq. ft. minimum lot area for the B-2 Highway Business District and will also have the required access onto 320th Street.

The following exhibits are enclosed to further describe the proposal:

1. Development Application
2. GIS location map
3. Site Plan
4. Survey
5. City Exhibit—building plan
6. §151.046 Qualification

REQUESTED COUNCIL ACTION

City Council is being asked to adopt Resolution 2671 for Rezone and Administrative Subdivision, (Lot Boundary Line Adjustment), for PID #527000090 and #527000100. Staff recommends approval of the Application.



DEVELOPMENT APPLICATION

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

SUBJECT TO STAFF REVIEW

Street Location of Property: Allied Valve Inc. 6391 318st Street

Legal Description of Property: Lot 7 and Lot 8, Block 1 Cannon Second

Owner of Record: Name: Stalland Holdings LLC

Daytime Phone: 651-245-7222

Address: 19356 Meadowridge Trail N

Marine on St. Croix, MN 55047

E-Mail Address: peterstalland@stalland.net

Applicant Name: K. Peter Stalland - Stalland Holdings, LLC

Daytime Phone: 651-245-7222

Address: 19356 Meadowridge Trail N

Marine on St. Croix, MN 55047

E-Mail Address: peterstalland@stalland.net

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

- | | | | | |
|----------|-------------------------------------|------------------------|-------------------------------------|-----------------------------------|
| Request: | <input type="checkbox"/> | Conditional Use Permit | <input checked="" 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 checked="" 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: _____

Date Submission Deemed to be Complete: _____

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

Lot Combination of P10
527000100 &
527000090
Erezon

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: 10/3/22

Applicant (if not the Property Owner)

Date: _____

FOR CITY USE ONLY

Date Application Filed: 12/13/22

Basic Fees: \$45000

Received By: D. Howards

Escrow Deposit: _____

Evidence of Ownership Submitted: Yes No Required
Certified Lot Survey: Yes No Required
Legal Description Adequate: Yes No Required

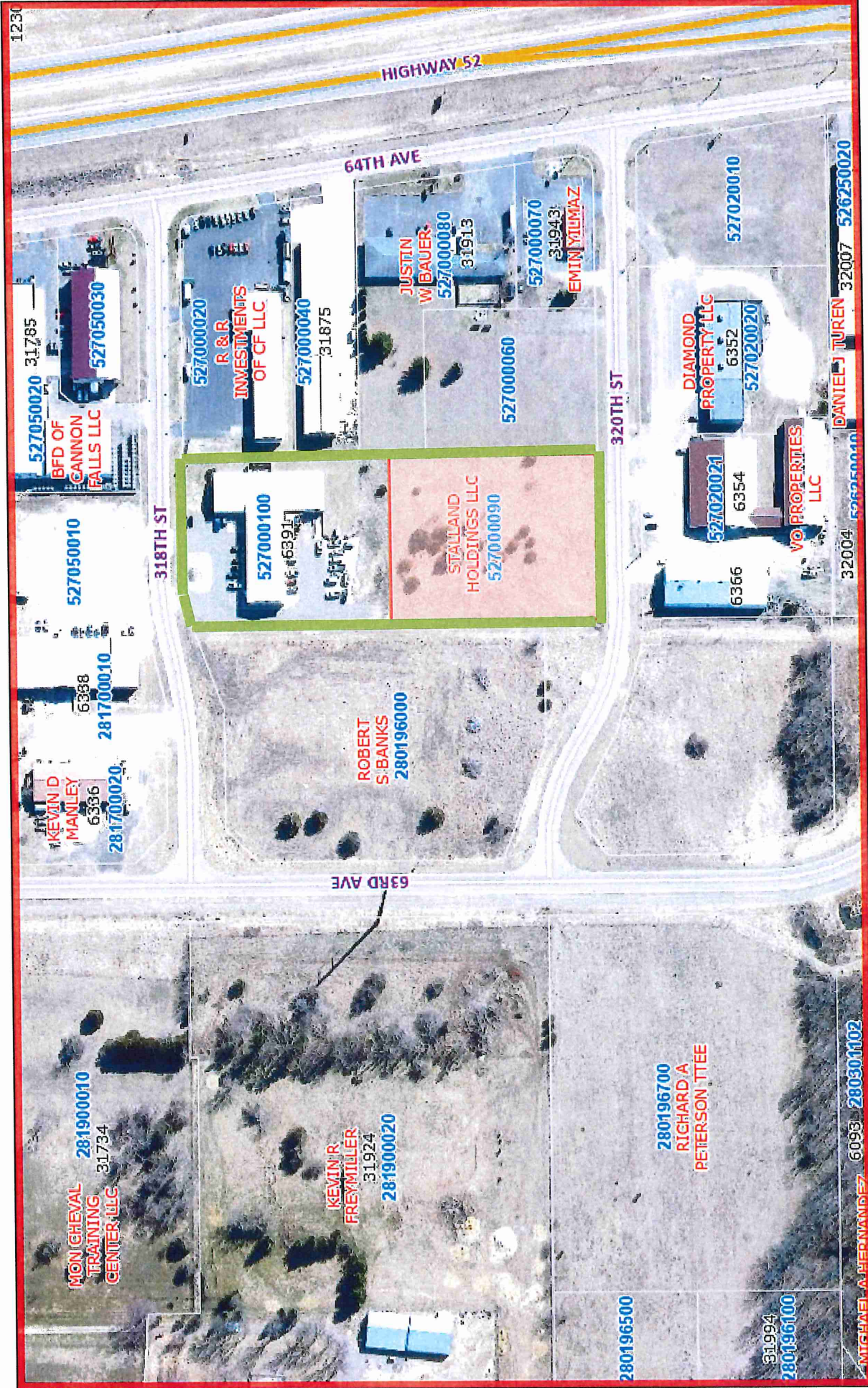
Date of Planning Commission Meeting: 1/9/2023

Recommendation of Planning Commission on: _____ Approve Deny

Recommendation of City Council on: _____ Approve Deny

Subject to following conditions: _____

ArcGIS WebMap



January 4, 2023

Override 1

USHWY

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

Full Name

House Number

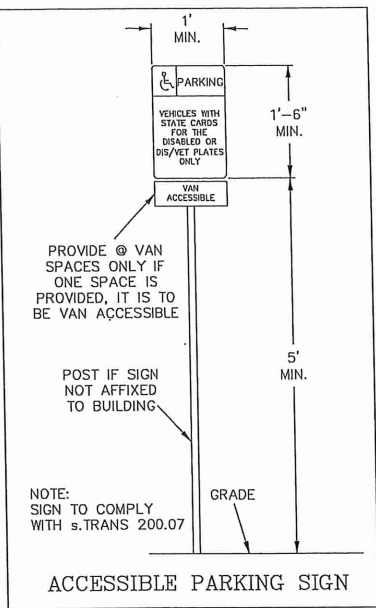
PIN

Parcels

0 0.02 0.04 0.08 mi
 0 0.03 0.07 0.13 km

1:2,520

ArcGIS WebApp Builder



LEGEND

— VM —	WATERMAIN
— SAN —	SANITARY SEWER
— STORM —	STORM SEWER
— GAS —	GAS LINE
— VAT —	WATER SERVICE
— SAN —	SANITARY SEWER SERVICE
[Symbol]	BITUMINOUS SURFACING
[Symbol]	CONCRETE SURFACING
[Symbol]	PROPOSED BITUMINOUS SURFACING
[Symbol]	PROPOSED CONCRETE SURFACING

WATER SERVICE CONNECTION NOTE:
 NEW 8" PVC WATER SERVICE SIZE SHALL BE CONFIRMED BY THE BUILDING MECHANICAL ENGINEER. PUBLIC WORKS SHALL BE CONTACTED PRIOR TO CONNECTION TO ALLOW FOR INSPECTION.
 WATER SERVICE LINE MUST BE SPLIT AT THE BUILDING EXTERIOR BETWEEN DOMESTIC AND FIRE SUPPRESSION EACH WITH A SHUT OFF VALVE. PIPE ROUTING TO BE DETERMINED AS PART OF THE FINAL PLANS.

SANITARY SEWER CONNECTION NOTE:
 NEW 8" SDR 26 SEWER SERVICE SIZE SHALL BE CONFIRMED BY THE BUILDING MECHANICAL ENGINEER. FURNISH AND INSTALL SADDLE WYE TO THE EXISTING SANITARY MAIN. MINIMUM SLOPE SHALL BE 2%.

ALL STORM, SEWER, & WATER UTILITIES ARE PRIVATE

SITE ZONING INFORMATION
 - CURRENT ZONING: B-2
 - PROPOSED ZONING: B-2 (CUP)
 - SITE ADDRESS: TBD
 - PARCEL ID: 527000090
 - LOT 7 - BLOCK 2 - CANNON SOUTH
 - THIS PROJECT IS FOR THE CONSTRUCTION OF A WAREHOUSE
MINIMUM SETBACK FROM PROPERTY LINES (152.651)
 - REQUIRED FRONT YARD: 30 FEET
 - MINIMUM REQUIRED SIDE YARD: 10 FEET
 - MINIMUM REAR YARD: 20 FEET

BASE SITE AREA: 80,000 SQ FT (1.84 ACRES)
EXISTING IMPERVIOUS SURFACING: 0 SQ FT (0%)
PROPOSED IMPERVIOUS SURFACING: 20,701 SQ FT (26%)

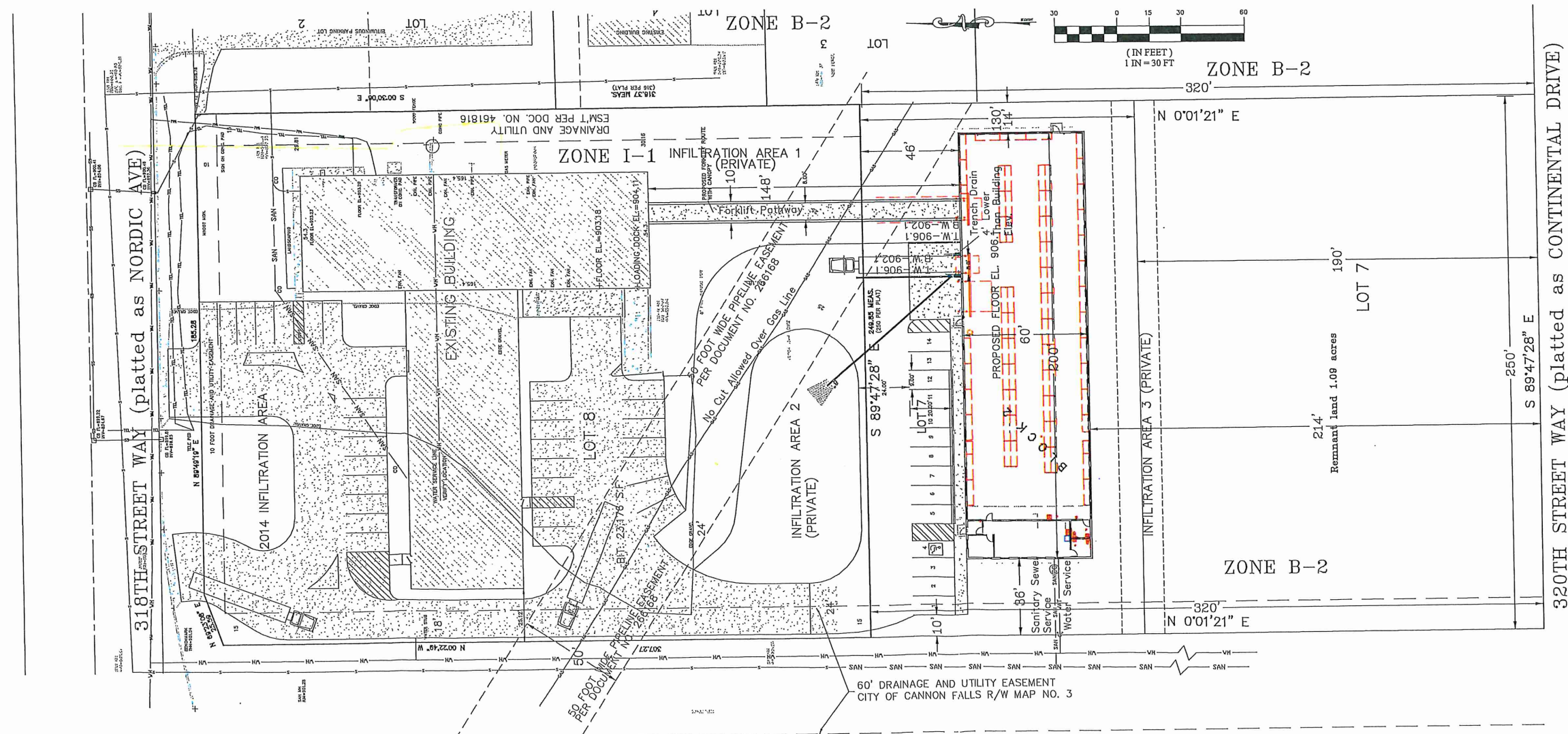
TOTAL EXISTING BUILDING SQUARE FOOTAGE = 0 SQ FT
TOTAL BUILDING SQUARE FOOTAGE PROPOSED = 6000 SQ FT FIRST FLOOR
TOTAL BUILDING SQUARE FOOTAGE = 6000 SQ FT

PROPOSED HEIGHT OF BUILDING = 1 STORY; 28'
PERMITTED MAX. HEIGHT OF BUILDING 35' (WAIVER REQUESTED)

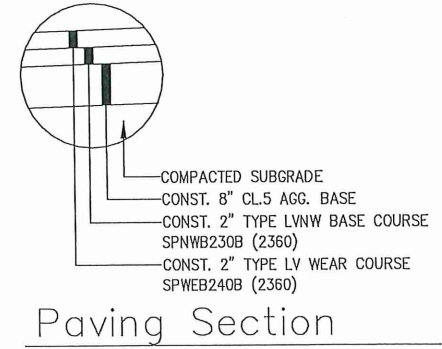
PARKING:
 - 3 SPACES FOR OFFICES PLUS 1 SPACE PER 1500 SQ. FT. WAREHOUSE PLUS 3 SPACES FOR COMPANY TRUCKS = 13.3
 - SPACES PROVIDED: 14
 - REQUIRED HANDICAP PARKING SPACES: 1 MINIMUM (PER ADAAG 4.1.2) (1 HANDICAP PARKING SPACES PROVIDED)
 - HANDICAP PARKING SPACES SHALL HAVE SIGNS SET BETWEEN 60 AND 66" INCHES ABOVE GROUND LEVEL DENOTING "HANDICAP PARKING, VEHICLE ID REQUIRED, UP TO \$200 FINE FOR VIOLATION"
 - IF SIGNAGE WOULD OBSTRUCT A CURB RAMP AND/OR PEDESTRIAN ROUTE, THE SIGNAGE CAN BE OMITTED IF "NO PARKING" IS PROVIDED ON THE SURFACE OF THE ACCESS AISLE

GOVERNING SPECIFICATIONS
 THE MOST RECENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", SUBJECT TO ANY AMENDMENTS & THE MOST RECENT EDITION OF THE "STANDARD UTILITIES SPECIFICATIONS" AS PER THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA SHALL GOVERN.

RECOMMENDED FOR APPROVAL _____ DATE _____
 CONSULTING CITY ENGINEER



WARNING
 BEFORE DIGGING CALL Gopher State One Call for Locations
 DIAL - 1-800-252-1166
 REQUIRED BY LAW



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.
 MARK R WELCH
 REG. NO. 42736

DATE: 6/27/22
 Prepared For:
STALLAND HOLDINGS LLC
 19356 MEADOW RIDGE TRAIL N
 MARINE ON ST. CROIX, MN 55047
 FILE NO.: 14-148

G³ G-Cubed
 14070 Hwy 52 S.E.
 Chatfield, MN 55923

ENGINEERING SURVEYING PLANNING
 PH. 507-867-1666
 FAX 507-867-1666
 www.g3cto

DESIGNED MRW
 DRAWN AJK
 CHECKED MRW

REVISED	BY	DATE
FINAL	MRW	7/28
CITY OWNER	JLF	8/3

CITY OF CANNON FALLS
 GOODHUE COUNTY
 BENCHMARK:

STALLAND HOLDINGS LOT 7
 SITE PLAN
 SHEET 1
 OF 1 SHEETS

"COPY"
CANNON SOUTH THIRD

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Stalland Holdings, LLC, a Minnesota limited liability company, owner of the following described property in the City of Cannon Falls, State of Minnesota:

Lots 7 and 8, Block 2, CANNON SOUTH, according to the recorded plat thereof on file and of record at the office of the County Recorder, Goodhue County, Minnesota.

Has caused the same to be surveyed and platted as CANNON SOUTH THIRD and does hereby dedicate to the public for the public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Stalland Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Signed: Stalland Holdings, LLC

K. Peter Stalland, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, 20__ by K. Peter Stalland, Chief Manager of Stalland Holdings, LLC, a Minnesota limited liability company.

Notary Public, _____ County, Minnesota

Printed Name _____

My commission expires: _____

SURVEYOR'S CERTIFICATE

I hereby certify: that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat as CANNON SOUTH THIRD; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this ____ day of _____, 20__.

Geoffrey G Griffin, Land Surveyor
Minnesota License No. 21940

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, 20__ by Geoffrey G Griffin, Minnesota Registration No. 21940

Notary Public, _____ County, Minnesota

Printed Name _____

My commission expires: _____

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

Goodhue County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF GOODHUE
CITY OF CANNON FALLS

This plat was approved by the City Council of the City of Cannon Falls, Minnesota, on the ____ day of _____, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
City Administrator

By: _____
Mayor

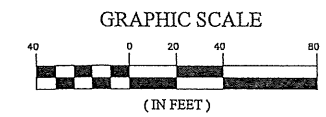
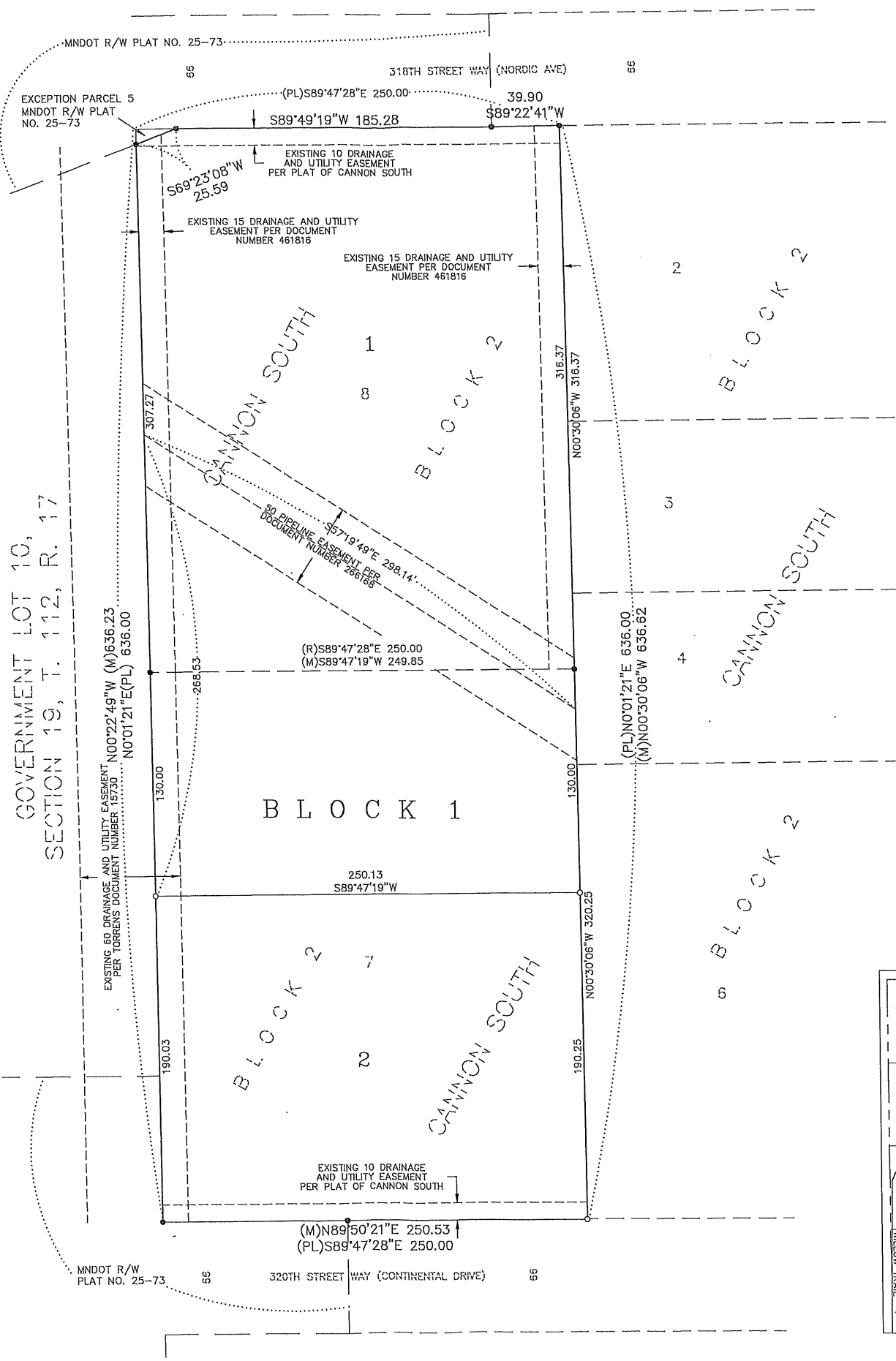
AUDITOR/TREASURER

Taxes payable in the year 20__ on the land herein described have been paid, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

By: _____

I hereby certify that this instrument was filed in the County Recorders Office for the record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded in the Goodhue County records.

County Recorder

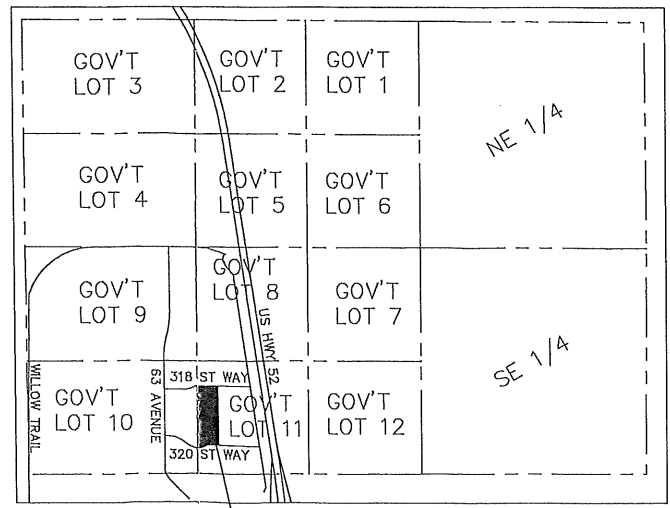


Basis of Bearings: All bearings based on NAD 83 (1996 Adjustment) Goodhue County Coordinate System. Based on this system, the west line of Block 2, CANNON SOUTH bears North 00°01'21" East / South 00°01'21" West.

LEGEND

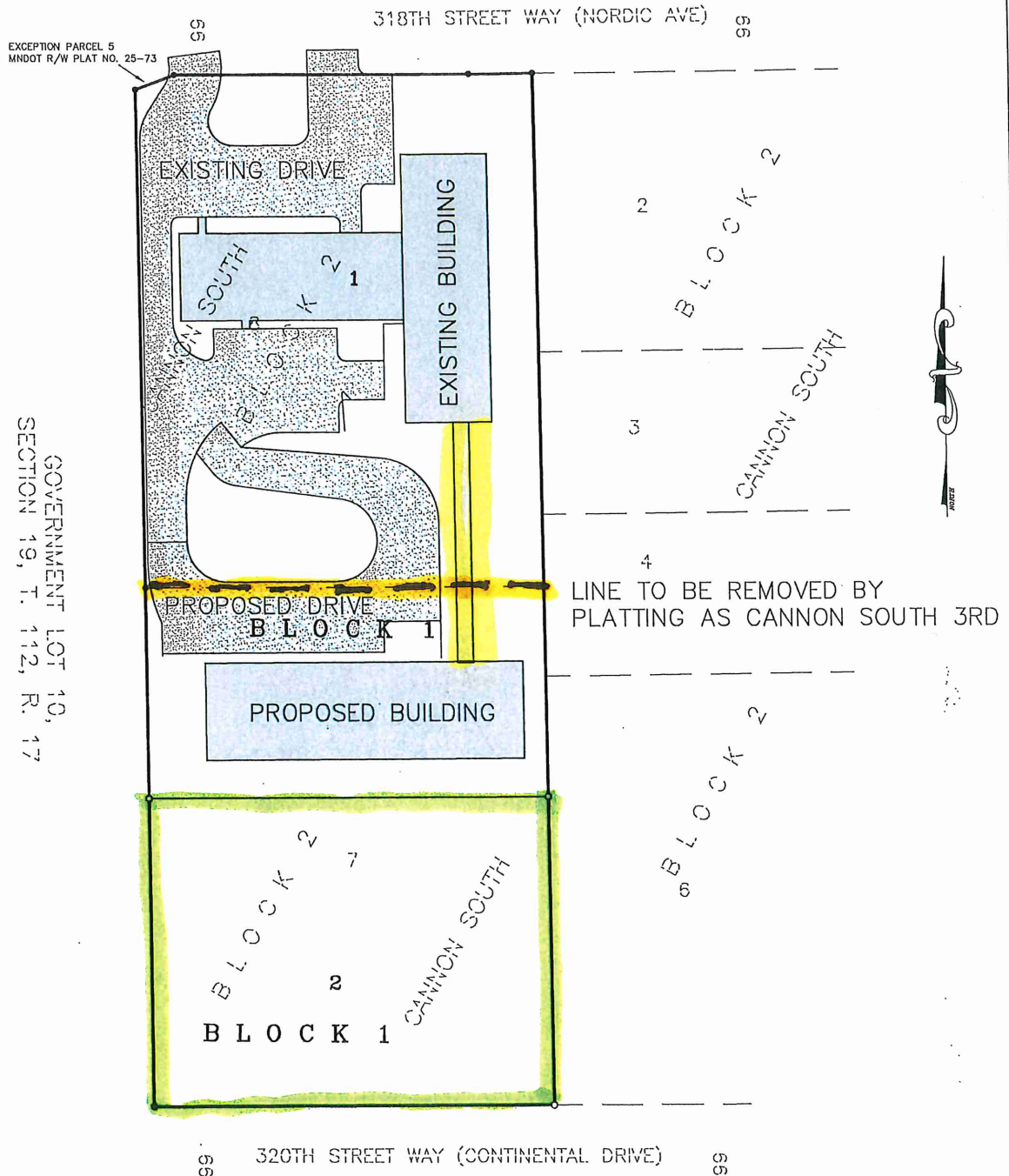
- SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- (M) MEASURED AS
- (PL) PER PLAT OF CANNON SOUTH
- EASEMENT LINE
- CENTERLINE
- LOT LINE PER PLAT OF CANNON SOUTH
- RIGHT OF WAY PER MINNESOTA DEPARTMENT OF TRANSPORTATION
- RIGHT OF WAY PLAT NO. PLAT 25-73

VICINITY MAP
T. 112., R. 17, SEC. 19
"NOT TO SCALE"



GOVERNMENT LOT 10,
SECTION 19, T. 112, R. 17

CITY EXHIBIT



UNPLATTED
 GOVERNMENT LOT 10,
 SECTION 19, T. 112, R. 17



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

AG
 Geoffrey G Griffin
 DATE 12/19/2022 REG. NO. 21940

G³
G-Cubed
 ENGINEERING SURVEYING PLANNING
 14070 Hwy 52 S.E.
 Chatfield, MN 55923
 Ph. 507-867-1666
 Fax 507-867-1665
 www.ggg.to

DATE OF SURVEY: 12/19/2022
Prepared For: Stalland Holdings
19356 Meadowridge Trail N
Marine on St. Croix, MN 55047
SHEET 1 OF 1 FILE NO:14-148

§ 151.046 QUALIFICATION.

The following shall be considered an administrative subdivision:

(A) *Lot boundary line adjustment.* Divisions of land where the division is to permit the adding of a parcel of land to an abutting lot or the combination of recorded lots to form *no more than two lots*. Newly created lots shall conform to the design and performance standards of the city subdivision and zoning regulations.

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

RESOLUTION NUMBER 2671

**REZONE AND ADMINISTRATIVE SUBDIVISION
(LOT BOUNDARY LINE ADJUSTMENT)
FOR PID #527000090 AND #527000100**

WHEREAS, Stalland Holdings LLC, owner, has made application for a Rezone from B-2 Highway Business District, to I-1, Limited Industrial District for approximately 32,156.90 sq. ft. of PID #527000090 due to an Administrative Subdivision, lot boundary line adjustment, with PID #527000100, which is currently in the I-1, Limited Industrial District, as regulated by the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a hearing on January 9, 2023 to accept testimony relating to the application; and

WHEREAS, the Planning Commission found the Rezone and Administrative Subdivision, lot boundary line adjustment 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 Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for Rezone and Administrative Subdivision, lot boundary line adjustment, 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 Rezone and Administrative Subdivision, lot boundary line adjustment, be approved subject to the 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 on this 17th day of January 2023.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator