
2022 ANNUAL PLANNING/ZONING & BUILDING REPORT

The Planning Commission provides assistance to the City Council in the administration of City of Cannon Falls Zoning and Subdivision Ordinances. The recommendations of the Planning Commission are advisory in nature. Specifically, the Planning Commission reviews, holds public hearings, and makes recommendations to the City Council on all applications for zoning amendments, rezone requests, conditional use permits, and plats.

The Planning Commission holds regular meetings at 6:30 p.m. on the second Monday of every month in the Council Chambers at City Hall or as needed. The Commission consists of the following seven members annually appointed by the Mayor:

1. **Diane Johnson—2024**
2. **Bruce Hemmah—2022**
3. **Open Seat—2023**
4. **Steve Gesme (Council)**
5. **Matt Montgomery (Council)**
6. **Derek Lundell (Alternate)**
7. **City Attorney (as needed)**

VARIANCES/CONDITIONAL & INTERIM USE PERMITS/ PLATS/MINOR SUBDIVISIONS AND ANNEXATIONS

A **Variance** is defined as a modification or variation of the provisions of the City of Cannon Falls Zoning Ordinance where it is determined that by reason of special and unusual circumstances relating to a specific lot, strict application of the Zoning Ordinance would cause a practical difficulty. A variance can only be granted if the applicant establishes that practical difficulties in complying with the zoning ordinance exist. This means (1) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (3) the variance, if granted, will not alter the essential character of the locality.

There was 1 Variance issued in 2022:

- Randy Rehtzigel, Variance for 3 ft. setback adjustment at 31720 318th Street

A **Conditional Use Permit (CUP)** The purpose of a conditional use permit is to provide the City with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety. Its judgment shall be based upon, but not limited to, the following factors:

- (A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
- (B) The proposed use is or will be compatible with present and future land uses of the area;
- (C) The proposed use conforms with all performance standards contained in this code;
- (D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and
- (E) Traffic generation by the proposed use is within capabilities of streets serving the property.

There were 6 CUPs granted in 2022:

- Randy Rechtzigel, Conditional Use Permit to allow cold storage warehousing in the B-2 at 31720 318th Street
- Kal's Motor Group, Conditional Use Permit to allow outdoor sales lots as well as outdoor automobile sales in the B-2 at 31633 64th Avenue
- Doug Gysbers, Conditional Use Permit to conduct grading work in the Bluff Protection Overlay District at 6682 Bluff Drive
- Rick Knowlton, Conditional Use Permit to conduct grading work in the Bluff Protection Overlay District at 6686 Bluff Drive
- Stalland Holdings LLC, Conditional Use Permit to allow for warehousing in the B-2, PID #52.700.0090

- Peter Bodette, Conditional Use Permit to allow construction of a drive through addition to Subway

Administrative Subdivisions consist of the following:

(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.

(B) *Lot split.* The simple division of a single parcel, tract or lot to create no more than two lots and the newly created property line will not cause the remaining portion of the lot or any structure to be in violation with this chapter or the city zoning regulations.

(C) *Base lot subdivision.* In the case of a request to divide a base lot upon which a two-family dwelling, townhouse or a quadraminium, which is a part of a recorded plat where the division is to permit individual private ownership of a single-dwelling unit within a structure and the newly created property lines will not cause any of the unit lots or the structure to be in violation of this chapter or the city zoning regulations.

There were 1 Administrative Subdivisions granted in 2022:

- Robert & Marlene Banks, lot split for PID #52.530.0010

PUD: Comprehensive procedures and standards designed for both district and conditional use permit planned unit development to allow the development of neighborhoods or portions

thereof incorporating a variety of residential types and nonresidential uses. Recognizing that traditional density, bulk, setbacks, use and subdivision regulations which may be useful in protecting the character of substantially developed areas, may not be appropriate to control development in less developed areas. The PUD allows deviation from the strict provisions of this chapter related to setbacks, heights, lot area, width and depths, yards and the like by conditional use permit or a mixture of uses by rezoning to a PUD District.

ANNEXATION. Annexation is simply a change of jurisdiction from one municipality to another. The process allows for the City to expand its boundaries in order to accommodate future growth.

There was 1 Annexation granted in 2022:

- Josie Hayes and Aaron Smith, Greensmith Builders, annexation of PID #28.007.0100 (43.86 more or less acres)

FINAL PLAT AND REZONE

There was 1 Final Plat in 2022:

- Andy Baartman of Keller-Baartman, Final Plan Approval for the Keller-Baartman Apartment Complex

There were 2 Rezones in 2022:

- Keller Baartman Properties, Rezone from B-2 Highway Business District to R-4 PUD at 415 Hickory Drive
- Matt Fimmen, Rezone from UR Urban Reserve to B-2 Highway Business District for PID #525300020

ADMINISTRATIVE PERMIT The purpose of an Administrative Permit is to establish regulations and procedures for the processing and consideration of activities allowed by administrative permit, and of matters requiring the approval of the Zoning Administrator with the goal of protecting the health, safety and welfare of the citizens of the city.

There were 2 Administrative Permits in 2022:

- David Iverson, Administrative Permit to allow ownership of Unit 5 & Unit 6 (garage and carport), to change form Apartment #4 to Apartment #1 at 301 5th Street W., Apt. 1
- Tilion Brewing Company, Administrative Permit for outdoor service on attached outside deck at 432 Mill Street

ZONING ORDINANCE AMENDMENT

There was **1** amendment to the Zoning Code in 2022.

- Amendment to City Code Section §152.037, Provision (A) to conform to state law timing requirements.

LICENSING ORDINANCES AMENDMENTS

- **Chapter 111 Relating to Brewer License:** A brewery taproom off-sale license authorizes retail off-sale of malt liquor produced by the brewer as provided by M.S. §340.28.
- **Chapter 128 Relating to Mobile Food Units**

BUSINESS ACTIVITY

There were **2** commercial/industrial projects permitted in 2022, with a total valuation of \$3,710,000.00. They were: Gemini, \$3,050,000.00 and Allied Valve \$660,000.00

BUILDING PERMITS

2022 BUILDING PERMIT SUMMARY	Permits Issued	New Units	Valuation
BUILDING			
SINGLE FAMILY HOMES	7	7	\$1,662,000
MULTI-FAMILY/APARTMENT	1	1	\$6,300,000
COMMERCIAL/INDUSTRIAL PUBLIC/NON-PROFIT	2	2	\$3,710,000
OTHER (Renovations/Additions/Decks/Garages...)	1143	0	\$10,241,000
TOTAL	1153	10	\$21,913,000

Building Permits Comparison Chart

<u>YEAR</u>	New Single Family Residential Permits	Valuation	New Multi-Family Apartment Permits	Valuation	New/Remodel Commercial/Industrial/Public Permits	Valuation	OTHER (Renovations/ Additions/ Decks/Garages, etc.)	Valuation	YEARLY BUILDING PERMITS VALUATION TOTALS
2016	3	\$390,000	4	\$528,000	5	\$422,000	101	\$746,000	\$2,086,000
2017	14	\$2,646,000	3	\$666,000	18	\$8,570,000	102	\$1,282,000	\$13,164,000
2018	9	\$1,650,000	0	0	6	\$2,276,000	174	\$1,326,000	\$5,252,000
2019	8	\$1,532,000	2	\$330,000	5	\$1,327,000	192	\$1,638,000	\$4,827,000
2020	12	\$2,847,000	0	0	12	\$3,366,000	137	\$1,214,000	\$7,427,000
2021	12	\$2,787,000	0	0	3	\$820,000	186	\$2,466,000	\$6,073,000
2022	7	\$1,662,000	1	\$6,300,000	2	\$3,710,000	1143	\$10,241,000	\$21,913,000

2022 PERMITS:

2022 Sign Permits: 6

2022 Fence Permits: 13

2022 Excavation/Installation of Residential Connection Permits: 11

2022 Commercial Utility/Underground Obstruction Permits: 23

2022 Solicitor Permits: 10

2022 Chicken Permits: 6

2022 Fireworks Permits: 2

2022 LICENSING:

2022 On-Sale Licenses: 9

2022 Off-Sale Licenses: 4

2022 Brewer/Taproom License: 1

2022 Seasonal Liquor License: 1

2022 Temporary Liquor Licenses: 14

2022 Refuse/Roll-Off Licenses: 8

2022 Massage Licenses: 7

2022 Tobacco Licenses: 8

2022 Excavator Licenses: 12

2022 Mobile Food Truck Licenses: 3

2022 New Addressing: 5

Respectfully Submitted,

Dianne Howard
Zoning Administrator



BACKGROUND OF EDA

The Cannon Falls Economic Development Authority (EDA) was created November 3, 2005, and operates under the authority of the City Council as the chief economic development agency for the city. The EDA's goal is to improve the economic condition of Cannon Falls through appropriate commercial and industrial development, thus creating a higher tax base and quality employment opportunities.

The mission of the Cannon Falls EDA is to promote and coordinate the development and expansion of those special areas of economic activity including but not limited to industry, commerce, housing, and tourism, while maintaining a high quality of life for Cannon Falls area residents.

The bylaws of the EDA require an annual report of activities to the City Council for the preceding calendar year. This document serves as that annual report.

The Community Development Director is the City staff member assigned to implement the economic development policies and provide staff services as the liaison to the Economic Development Authority. The management of the operations relating to local economic development includes marketing and recruitment of potential businesses, meeting the expansion needs of existing businesses and working on redevelopment projects within the city limits of Cannon Falls. The Community Development Director also serves as recording secretary for the EDA meetings, which are held every month on the first Thursday of the month at 3:30 p.m. in the City Hall Conference Room.

2022 EDA Board Members:

Luke Cooreman, President

Amy Dombeck, Vice President

Jon Dahl, Treasurer, Member

Matt Montgomery, City Council

John Althoff, Mayor

Neil Jensen, City Administrator

Dianne Howard, Zoning Administrator

Laura Qualey, Secretary, Community & Business Development Specialist

GRANTS RECEIVED

To carry out the preceding goals, the EDA administers several tools, including a local revolving loan fund, subsidy programs like tax increment financing (TIF), tax abatement and other regional, state and federal programs. The EDA also actively pursues other sources of revenue in the form of grants from various local, regional, state, and federal programs, including but not limited to:

- **Goodhue County Broadband Partnership –\$50,000** to expand & reinforce the communication ring on the water tower for additional broadband communication equipment which will increase the unserved/underserved population.
–Plus an additional \$5,000 from Vasa Township to contribute toward the project
- **Wisconsin Public Service Foundation/Minnesota Energy Resources** Community and Neighborhood Development – The City of Cannon Falls received **\$3,250** for an ADA Lift Chair for the Cannon Community Pool.

BUSINESS ACTIVITY

There were **2** significant commercial/industrial projects permitted in 2022, with a total valuation of \$3,710,000.00. They were: Gemini, \$3,050,000.00 million and Allied Valve \$660,000.00 for new construction.

SITE INVENTORY

Available commercial and industrial land as well as available office and commercial building inventory are available at City Hall. It can also be accessed through the internet on the City of Cannon Falls website, www.cannonfallsmn.gov or the Minnesota Department of Employment and Economic Development's site selection application Location One Information Service (LOIS) and CoStar Logistics.

The EDA has 1 site available for commercial development that is not under contract. There are 3 industrial sites under contract available for sale and development located at:

- 433 MILL STREET WEST; PID 52.100.4160; .36 acres; Commercial property downtown
- Lot 1 Block 1 BUSINESS PARK N 1ST REPLAT; PID 52.111.0010; 3.06 acres; **Signed Purchase Agreement**
- Lot 3 Block 1 BUSINESS PARK N 1ST REPLAT; PID 52.111.0030; 2.9 acres; **Signed Purchase Agreement**
- Lot 5 Block 2 EX BUSINESS PARK N ORIGINAL PLAT; PID 52.110.0090; 4.3 acres; **Signed Option Agreement through August 31, 2023**

The City of Cannon Falls owns 2 commercial sites for development in the industrial park that are for sale located at:

- Lot 1, Block 2, North Park Drive Addition; PID
- Lot 2, Block 2 North Park Drive Addition except the north 107.00 feet thereof

EDA REAL ESTATE TRANSACTIONS

- **SALE:** 415 HICKORY DRIVE (CannonBall Truck Stop); to Keller-Baartman Properties for the construction of a 79-unit apartment complex.
- **SALE:** 300 E. MINNESOTA ST.--Received from the County for \$1.00; demolished the property and sold the property to the CF Housing Initiative for the cost of the demo and \$1 for the property. The lot will be the site of House #17 breaking ground in Falls 2023.
- **PURCHASE:** 40+ acres of ag land for future residential development

BUSINESS SUBSIDIES UTILIZED AND OTHER MISCELLANEOUS ECONOMIC DEVELOPMENT ACTIVITY

The EDA continues to administer a local Economic Development Fund. The EDA had a year-end balance of **\$112,536.77** with **\$301,225.86** owed from outstanding loans. Current outstanding loans are listed below:

LOAN RECIPIENT	PRINCIPAL OUTSTANDING	MATURITY DATE
Raw Bistro	\$93,665.33	1/15/2024
Keith Meyers	\$56,711.13	7/18/2024
Tilion Brewing Co.	\$62,386.36	9/24/2026
Magnolia Animal Hospital	\$29,924.44	12/15/2027
ArtOrg	\$58,538.60	12/01/2027
TOTAL	\$301,225.86	

MARKETING & PR EFFORTS

The Cannon Falls Economic Development Authority promotes the community to prospective businesses and visitors as well. Located along TH 52 and Hwy 19, home to Cannon Valley Trailhead, John Burch Park, and Lake Byllesby, Cannon Falls offers numerous opportunities for visitors seeking a short day-trip outing or vacation destination. Marketing potentially brings additional dollars into the community and helps retain and grow the vitality of our business district.

Cannon Roots: The EDA branded the local foods and beverages produced in Cannon Falls by launching a campaign called *Cannon Roots*. This brand is used as an economic driver to attract tourists and also entice other food/beverage producers to become part of the cluster development community within the Cannon Falls area. There is a Facebook page, an Instagram page and also a website dedicated to the producers located at www.cannonroots.com. Another social platform called SHRPA is another way to attract people to the area for new places to explore and adventures can be searched or created for others to follow. Cannon Falls has its own community page found at www.shrpa.com/community/cannonfalls.

FEAST! Local Foods. Is an event that celebrated its 9th year in 2022. There are two parts to FEAST! One is the public facing event in Rochester at the Civic Center where anyone is

welcome to sample and purchase foods and beverages, wines, hard ciders, beer and spirits from locally sourced producers from around the tri-state area. Cannon Falls has been one of the leading representatives of multiple vendors from one community over the years.

The second event for FEAST! is the vendor/buyer event that is an invitation only event that has also typically been held in Rochester at the Civic Center. However, in late 2021, the FEAST! Committee made a decision to hold the event in Cannon Falls at the Grand O2 Event Center. Due to its perfect location between the Twin Cities and Rochester, and also because of the impressive showing Cannon Falls has had through the years at the show, it was an honor to have the opportunity to make our mark within the local foods community. The Cannon Belles were featured as presenters to other producers to tell their story, CEDA Specialist Laura Qualey was able to give a brief presentation about the cluster development and collaboration between the local producers in Cannon Falls and the event ended with a reception featuring foods and beverages all produced in Cannon Falls. The event went so well that it will be held again in 2023.

The Cannon Roots brand and local producers were able to participate for the 4th year with a 2 page advertorial in the FEAST! publication which makes quite an impact in the magazine.

Discover Cannon Falls Guide: Full page ad in the local guide book that used the Cannon Roots 'Flavors of the Falls' as the spotlight for the ad.

ROVA Ad: This was the first year the Cannon Valley Trail, the Chamber of Commerce and the EDA have partnered and advertised in this publication. It is a printed publication that also has a digital version for those in the RV community. Matching funds for this ad came from the Explore MN grant funds that were received for the 2022 year.

On the Road with MN 97.5 Radio – Julie Jones: Cannon Falls was one of the featured communities in June. Qualey & the Chamber lined up the stops and interviews with business owners and there was no cost to the community or business owners for the free press. Julie Jones (radio personality from Rochester) incorporated her half day visit in and around Cannon Falls into her morning show Rise & Shine and the station also promoted the community June 16-19 and it was sponsored by K & S Heating and Air out of Rochester. This programming began during the pandemic to shine a spotlight on rural Minnesota towns to encourage people to shop local. Check out the radio spot [here](#).

COMMUNITY INFORMATION CHANNEL, SOCIAL MEDIA & WEBSITE

The City of Cannon Falls continues to utilize the Channel 12 Local Government Channel to keep residents informed of upcoming meetings, events, and public project information. It has proved a powerful tool for local government, the school district, and non-profit organizations to inform the community of their various activities.

The City of Cannon Falls official website, www.cannonfallsmn.gov, provides information about the city departments, elected officials, council agendas, minutes, current issues and events, FAQ's, building permits and more.

The City also utilizes social media, specifically Facebook to reach out to citizens and visitors with timely information. We have **1776** Followers which is an increase of 316 since the end of the year in 2021.

2022 Economic Development Goals

Economic development goals provide a pathway that communities can follow to overcome diverse, often challenging situations. Economic stability is unpredictable but having short term goals (1-2 years) and some long term goals (3-5 years) that are reviewed on a regular basis are important given the pace of change and uncertainty in today's economy. Evaluating these goals helps to set the stage for development and growth. To achieve these goals, it's important to build public and private partnerships as well as having investment/funding connections. Having an active EDA board and support of the City Council aids in the ability to see the 'big picture'.

The creation of a strategic economic development plan is often led by an economic development professional and typically reviewed on a yearly basis. Most plans are recreated entirely every 3-5 years (often sooner given the pace of change and uncertainty in today's economy) to ensure they align with ever-changing needs.

The EDA Board determined that the following goals below are short term goals we feel can be accomplished within the next 1-2 years to set the stage for further growth in Cannon Falls.

Goal #1: HOUSING

- ~~Acquire/Purchase Property for Development~~
- ~~Create Housing Committee~~
- Take steps to correct Sandstone Ridge

Goal #2: ANNEXATION

- Increase Tax Base
- ~~Create housing development opportunities~~
- ~~Hayes property annexed 53.7 acres for housing~~
- Create business development opportunities

Goal #3: BUSINESS RETENTION

- ~~Monthly site visits to current RLF recipients, prospective businesses to promote RLF and build relationships with businesses~~



2022 EDA Annual Report

Laura Qualey
Economic Development

EDA BOARD 2022

2022 EDA Commissioners:

Luke Cooreman, President

Amy Dombeck, Vice President

Jon Dahl, Treasurer

Matt Montgomery, City Council Liaison

John Althoff, Mayor

Non-voting staff:

Neil Jensen, City Administrator

Dianne Howard, Zoning Administrator

Laura Qualey, Secretary, Community & Business Development Specialist

BACKGROUND OF EDA

The Cannon Falls Economic Development Authority (EDA) was created November 3, 2005 and operates under the authority of the City Council as the chief economic development agency for the city.

GOAL: To improve the economic condition of Cannon Falls through appropriate commercial and industrial development, thus creating a higher tax base and quality employment opportunities.

MISSION: To promote and coordinate the development and expansion of those special areas of economic activity including but not limited to industry, commerce, housing, and tourism, while maintaining a high quality of life for Cannon Falls area residents.

2022 Meeting day/time
1st Thursday of the month at 3:30 p.m.

GRANTS

Grants Awarded

- ◆ **Goodhue County Broadband Partnership Program**
 - **\$50,000** – to expand & reinforce the communication ring on the water tower for additional broadband communication equipment which will increase the unserved/underserved population.
 - Plus, an additional \$5,000 from Vasa Township to contribute toward the project.
- ◆ **Wisconsin Public Service Foundation/Minnesota Energy Resources Community & Neighborhood Development**
 - **\$3,250** – to add an ADA Lift Chair to the Community Swimming Pool.
- ◆ **USDA Value Added Producer Grant awarded to Cannon River Winery**
 - **\$250,000** – awarded to Cannon River Winery (1:1 match) to expand production, add a kitchen and increase operations and distribution. ***This grant was authored by CEDA on a separate contract paid by the CRW.***

Grants Pending

- ◆ **John Burch Park Retaining Wall Bonding Bill – Special Session never called in late 2022. Back on the Bonding Bill for 2023 Session.**
 - **\$469,000+** – to rehabilitate the 1938 limestone retaining wall (3,730 sq ft), construct a new 1st base dugout that would be built into the same retaining wall and update the seating area above the retaining wall for spectators to ensure their safety.

BUSINESS ACTIVITY

Commercial/industrial/residential projects in 2022 include:

1. **Keller-Bartman Properties** purchased Cannonball Truck Stop property and broke ground in July 2022 for a 79 unit market rate apartment complex. Completion on track for late Fall 2023.
2. **Raw Bistro** signed an Option to Purchase 4.3 acres of land from the EDA in the industrial park for a potential expansion of a new production/warehouse/distribution center.
3. **Carstensen Leasing, LLC** signed a Purchase Agreement for Lot 1 & Lot 3 in the Business Park for a new shop with two truck bays, office and a parking lot area to display the available vehicles or equipment available for lease or sale.
4. **Hardwood Estates** purchased by the EDA on a Contract for Deed to develop a housing development geared toward families.
5. **Gemini** is added a new building to expand operations valued at **\$3,050,000**.
6. **Allied Valve** secured a permit to expand operations valued at **\$660,000**.

BUSINESS SUBSIDIES UTILIZED

The EDA continues to administer a local Economic Development Loan Fund. The EDA Loan Fund had a year-end balance of about \$112,536.77* available to loan; \$301,225.86* owed from outstanding loans. Current outstanding loans are listed below:


LOAN RECIPIENT	PRINCIPAL OUTSTANDING	MATURITY DATE
Raw Bistro	\$ 93,665.33	1/15/2024
Keith Meyers	\$ 56,711.13	7/18/2024
Tilion Brewing Co.	\$ 62,386.36	9/24/2026
ArtOrg	\$ 58,538.60	12/01/2027
<u>Magnolia Animal Hospital</u>	<u>\$ 29,924.44</u>	<u>12/15/2027</u>
TOTAL	\$301,225.86	

**Loan Balances are unaudited figures.*

EDA SITE INVENTORY

Available commercial and industrial land as well as available office and commercial building inventory are available at City Hall. It can also be accessed through the internet on the City of Cannon Falls website, www.cannonfallsmn.gov or the Minnesota Department of Employment and Economic Development site selection application Location One Information Service (LOIS) and CoStar Logistics.

CITY OWNED



PID 52.399.0041

Area: 3.0 Acres

PID 52.399.0030

Area: 4.3 Acres

PID 52.399.0030
4.3 acres
&
PID 52.399.0041
3.04 acres (except the north 107 feet)

EDA OWNED



Signed Purchase
Agreement
TIF District established
not certified

Lot 1 Block 1
Business Park N 1st Replat;
PID 52.111.0010
3.06 acres


EDA OWNED

Signed Purchase
Agreement

Lot 3 Block 1
Business Park N 1st Replat
PID 52.111.0030
2.9 acres



EDA OWNED



4.3 acres

Option Agreement
Expires August 31, 2023

Lot 5 Block 2 Ex
Business Park N
Original Plat;
PID 52.110.0090
4.3 acres

EDA OWNED



433 Mill Street W
PID 52.100.4160
.4 acres

(Formerly Lee Chevrolet)



EDA OWNED

Hardwood Estates
PID 52.350.0070
40.45 acres

EDA REAL ESTATE TRANSACTIONS

- **SALE:** 415 HICKORY DRIVE (CannonBall Truck Stop); to Keller-Baartman Properties for the construction of a 79-unit apartment complex.
- **SALE:** 300 E. MINNESOTA ST.--Received from the County for \$1.00; demolished the property and sold the property to the CF Housing Initiative for the cost of the demo and \$1 for the property. The lot will be the site of House #17 breaking ground in Falls 2023.
- **PURCHASE:** 40+ acres of ag land for future residential development



FUTURE HOME SITE

FINANCED BY:

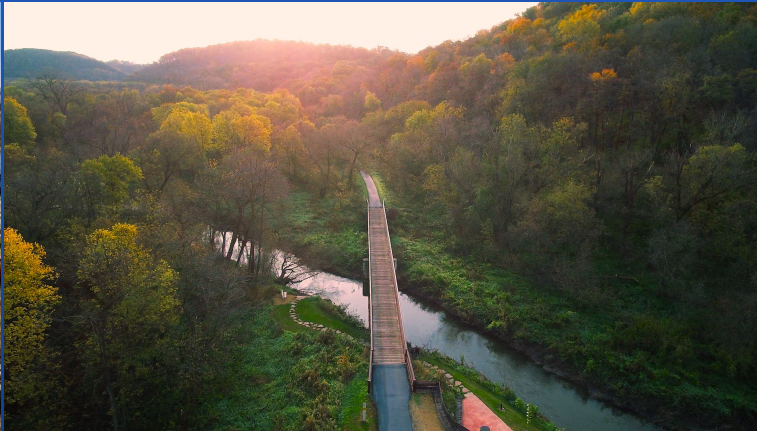


BUILT BY:



MARKETING EFFORTS

The Cannon Falls Economic Development Authority promotes the community to prospective businesses and visitors as well. Located along Hwy 52 and Hwy 19, home to **Cannon Valley Trailhead**, **John Burch Park**, and **Lake Byllesby**, and the **Cannon River**. Cannon Falls offers numerous opportunities for visitors seeking a short day-trip outing or vacation destination. Marketing our community brings additional dollars into the community and helps retain and grow the vitality of our business district.



CANNON ROOTS: LOCAL FOODS INITIATIVE

The EDA also branded the local foods initiative in 2020 by launching a campaign called **Cannon Roots**. This brand and campaign highlights the local area food/beverage producers in the community and also features the 'things to do' in the area as well. The marketing campaign included:

- Two-page advertorial in the [Local FEAST!](#) Publication for 2022 (pg. 4-5)
- Branded website found at www.cannonroots.com launched October 2020
- [Facebook](#)
- [Instagram](#)
- [SHRPA](#) Cannon Falls Adventure page
- Useful campaign to attract tourists and other food producers to the area



MARKETING & PR



Santa Martha Café works with importers who are conscientious about how the green coffee beans are grown, harvested and shipped. By roasting in small batches, the best natural flavor of the coffee beans from the growing region is achieved. Every 4th bag sold purchases a tree in coffee-growing regions to help offset the carbon produced during the roasting process. www.santamarthacafe.com



Flavors OF THE FALLS

CannonBelles started with three friends, Jackie, Kathy, and Deann, making cheese as a hobby. They began making their first commercial cheese in August of 2016 and recently opened their new cheese plant in May 2022 in Cannon Falls, MN. They make Gouda, Queso Fresco, Cheddar, and many flavors of cheese curds. The "Belles" are previous People's Choice Winners of the FEAST! Event in Rochester in 2019 and are the feature story in this year's FEAST! 2022 issue! www.cannonbelles.com



Nestled among the lush, rolling hills of Minnesota's picturesque Saginaw Valley, sits the home of the **Cannon River Winery**. The vineyard has more than 9,000 vines on 40 acres of land. Selected for its ideal soil, high elevation, and south-facing slopes, the vineyard provides all of the qualities needed for excellent grapes. These grapes, in turn, create delicious, award-winning wines crafted by hand in the nearby winery, tasting room and event venue in downtown Cannon Falls. www.cannonriverwinery.com



Cannon Falls has become a mecca for food cluster collaboration in the local foods space. By working together, the companies featured here have been able to strengthen their individual brands, develop deep partnerships and use their efforts to cross-promote each others products and drive tourism to the area. Deservedly so, this collaboration grew into a brand now known as **Cannon Roots**. The Economic Development Authority in Cannon Falls uses this brand to leverage others in the local food and beverage space to expand or relocate their business to the area. Are you ready to become part of the Cannon Roots movement? Come grow with us! Learn more at www.cannonroots.com



Part of the local food industry for over 50 years, **Lorentz Meats** is a niche meat processor serving national, regional and local brands, including our own **Ferndale Market**. They are always looking for people as passionate about good food as they are to join their team. If your stay in Cannon Falls becomes permanent and you're looking for a new career, check out www.lorentzmeats.com.



The **Cannon Valley Trail** is built on a former Chicago Great Western Railroad line connecting the cities of Cannon Falls, Welch, and Wing in beautiful southeastern Minnesota. This paved, bicycle and walking trail is 19.7 miles of diverse and spectacular scenery along the Cannon River that can be enjoyed any time of the year. www.cannonvalleytrail.com



Anyone can raise grass-fed beef. It's simple, just don't feed them grain, right? But hardly anyone can raise 100% grass-fed beef like **Churchill Reserve**. Their beef is tasty, tender and leaves you feeling deeply nourished in body, mind, & spirit. Founder & farmer, Todd Churchill has experience from across the United States in breeding, raising, harvesting and processing the best and finest grass-fed cattle that gives you the highest quality product possible. www.churchillreserve.com



Raw Bistro Pet Fare products are made in small batches with pasture raised meat and poultry from USA family farms using 100% grass-fed, free-range, organic ingredients. Absolutely no antibiotics, added hormones or artificial preservatives – ever! Crafted in their hyper-clean food production facility, products include Frozen Raw Food & Dehydrated Food. They utilize organic parts from **Ferndale Market**, **Churchill Reserve** and **Lorentz Meats**. www.rawbistro.com



Di Ting™ Island Flair Sauces are spice- and sauce-blend creations developed from a fusion of old family recipes passed down for generations. All of their products are a unique blend of herbs, spices, vegetables and oils. These incredible flavors will burst in your mouth to transport you to a new taste adventure. www.distingsauces.com



The **Cannon Falls Area Chamber of Commerce** works with local businesses and organizations to create connections, keep residents and visitors informed, and promotes it's members to better our area's communities. www.cannonfalls.org

Ferndale Market is a third-generation turkey farm founded in 1935 by Fern and Dale Peterson. Their on-farm store carries their full line of free-range, antibiotic-free turkey products in addition to local foods and beverages from area farmers and food producers like **CannonBelles** and **Lorentz Meats**. www.ferndalemarket.com



Nick's Downtown Diner is a cozy, hip hangout that is reminiscent of the diners and cafes from past where the food was made from scratch with pride featuring many locally sourced items. Best of all, you will always receive service with a smile. www.nicksdowntowndiner.com



Sweet Harvest Foods is one of the country's largest processors of 100% pure all-natural honey and serves the world's best known food manufacturers, national retail and grocery chains and food distributors. They supply both branded and private label offerings, including all-domestic blends, various color grades, certified Organic, Non-GMO Project Verified and Fair Trade Certified honey. www.sweetharvestfoods.com



The Belles of Cannon Falls
Neighborhood Food Solutions
The Mighty Elderberry

Vol 5 2022
FREE
available online at
local-feast.org/magazine

9th Annual event occurred in Rochester in November.

CannonBelles were featured in the magazine for 2022!

MARKETING & PR



FEAST! Local Foods Marketplace held their annual Buyer/Vendor Wholesale Expo in Cannon Falls at the Grand O2 in March. This event is usually held at the Rochester Civic Center. Event will be held in CF again in 2023 with double the attendees!

TRADESHOW 2022 TESTIMONIALS

"The show was an amazing experience. Due to the show and attending, I was able to connect with several producers I hadn't previously been aware of. And because of those meetings, Kowalski's has on-boarded seven new local lines so far."

—Britt Lindemann, Kowalski's Grocery/Dairy/Frozen Director

"For years I have wanted to attend the FEAST tradeshow, and this March I was able to make it happen. Not only did I meet many new amazing vendors and connect with buyers from all over the region, but I was able to show my products to the grocery buyer from Kowalski's and that was worth its weight in GOLD. We got a meeting with Kowalski's and now they carry us in all of their 11 stores. I am grateful to FEAST and the MN Dept of Agriculture for putting on such a valuable event. If you want to grow your business regionally, commit to attending this event - you won't regret it!!"

—Tasya Kelen, Isadore Nut Co.

"I focus my business on promoting local food producers. The FEAST Tradeshow helps put me in contact with those local makers."

—Kayla Yang-Best, Seasoned Specialty Food Market

MARKETING & PR

Discover Cannon Falls Guide: Full page ad in the local guide book that used the Cannon Roots 'Flavors of the Falls' as the spotlight for the ad.

On the Road with MN 97.5 Radio – Julie Jones–June 2022. *Click to play video*



Cannon Falls
UNIQUELY NAMED. STRATEGICALLY PLACED.

Savor the FLAVOR of the Falls

Experience the ADVENTURE of the area & SHOP 'til you drop

Cannon Falls Economic Development Authority
918 River Rd. | Cannon Falls | www.cannonfallsmn.gov

CANNON ROOTS: LOCAL FOODS & ADVENTURE



**COME GROW
WITH US**

CannonRoots.com

- Explore MN Spring Travel Issue 2022
- MN Trails Spring Edition 2022
- MPLS/St. Paul Magazine 2022
- ROVA Magazine 2022

Cannon Falls is a destination for visitors, residents, and local production partners to experience the tastes, drinks, sights, and experiences of the Cannon Falls area.

- What is there to do in Cannon Falls?
Scan the QR code with your camera app!



Adventures Await You!

Whether it's cross-country skiing or biking on the 19.7 mile, paved Cannon Valley Trail or canoeing down the Cannon River, outdoor fun beckons all year long in Cannon Falls! Maybe you're here for the day or just a few hours, there are plenty of things to do for everyone of all ages and abilities and you don't need a lot of gear to do it.

Flavors of the Falls

Did you know that there are over a dozen locally grown or produced products in Cannon Falls? We encourage you to incorporate some of these 'flavors of the falls' into your visit and bring some home to share!

Thank you for visiting Cannon Falls!

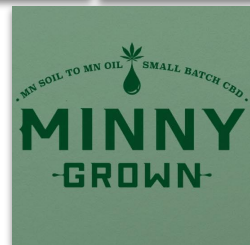
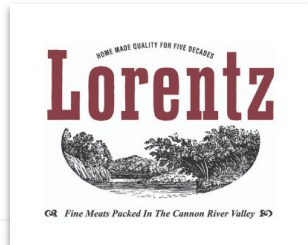


Open the camera app on your phone and aim it at the QR code. Find an adventure that suits you or create an adventure all your own. Tag our social media using [#cannonroots](https://twitter.com/cannonroots) or [#cannonfalls](https://twitter.com/cannonfalls) and don't forget to tag the businesses or places you experienced too! Add your adventure to our SHRPA page under Cannon Falls.



Follow us @[cannonroots](https://twitter.com/cannonroots)
www.cannonroots.com

CANNON ROOTS: LOCAL FOODS & BEV PRODUCERS



COMMUNITY TELEVISION CHANNEL

- **Cannon Falls Community Television**
Streams council & planning meetings, local events and sport activities
- **2,110** subscribers on YouTube Channel
- Keep residents informed of upcoming meetings, events, and public project information.
- Previous recordings can be viewed on YouTube or Facebook
- **623** Facebook Followers



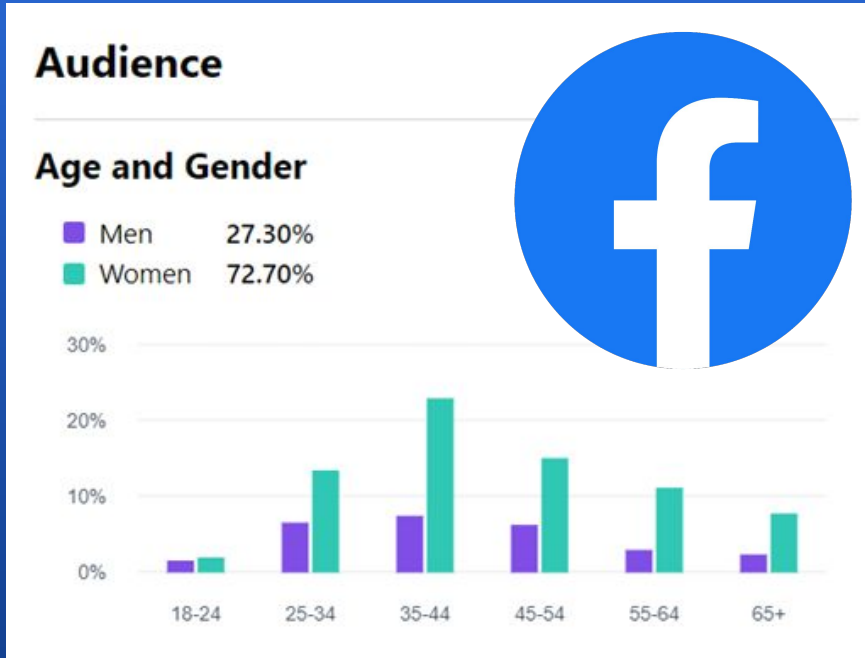
Cannon Falls Community Television

550 likes • 623 followers



SOCIAL MEDIA

We have **1776 Followers** (increase of 316 from 2021)



Location

Cities Countries

Cannon Falls, MN	850
Red Wing, MN	55
Hastings, MN	36
Randolph, MN	26
Northfield, MN	21
Goodhue, MN	18
Minneapolis, MN	17
Saint Paul, MN	16
Wanamingo, MN	16
Zumbrota, MN	16

2022 Economic Development Goals

Goal #1: HOUSING

- ~~Acquire/Purchase Property for Development~~
- ~~Create Housing Committee~~
- Take steps to correct Sandstone Ridge

Goal #2: ANNEXATION

- Increase Tax Base
- Create housing & business development opportunities

Goal #3: BUSINESS RETENTION

- Monthly site visits to current RLF recipients
- ~~Meet with businesses to promote RLF and build relationships~~

Goal #4: SELL TIF 2-9 LOT IN THE INDUSTRIAL PARK

- ~~Market other EDA lots for development~~

2022 PLANNING COMMISSION

The Planning Commission holds regular meetings at 6:30 p.m. on the second Monday of every month in the Council Chambers at City Hall or as needed. The Commission consists of the following seven members annually appointed by the Mayor:

Diane Johnson –2024

Bruce Hemmah – 2022

Open Seat – 2023

Matt Montgomery --Council Representative

Steve Gesme--Council Representative

Derek Lundell-- 2nd Council Representative

Staff: Dianne Howard – Zoning Administrator

VARIANCES

There were **one** variances issued in 2022:

- Randy Rechtzigel, Variance for 3 ft. setback adjustment at 31720 318th Street

A **variance** is defined as a modification or variation of the provisions of the City of Cannon Falls Zoning Ordinance where it is determined that by reason of special and unusual circumstances relating to a specific lot, strict application of the Zoning Ordinance would cause a practical difficulty. A variance can only be granted if the applicant establishes that practical difficulties in complying with the zoning ordinance exist. This means (1) the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; (2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (3) the variance, if granted, will not alter the essential character of the locality.

CONDITIONAL USE PERMITS

There were **six** Conditional Use Permits granted in 2022:

- Randy Rechtzigel, Conditional Use Permit to allow cold storage warehousing in the B-2 at 31720 318th Street
- Kal's Motor Group, Conditional Use Permit to allow outdoor sales lots as well as outdoor automobile sales in the B-2 at 31633 64th Avenue
- Doug Gysbers, Conditional Use Permit to conduct grading work in the Bluff Protection Overlay District at 6682 Bluff Drive
- Rick Knowlton, Conditional Use Permit to conduct grading work in the Bluff Protection Overlay District at 6686 Bluff Drive
- Stalland Holdings LLC, Conditional Use Permit to allow for warehousing in the B-2, PID #52.700.0090
- Peter Bodette, Conditional Use Permit to allow construction of a drive through addition to Subway

A **Conditional Use Permit** (CUP) The purpose of a conditional use permit is to provide the City with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety. Its judgment shall be based upon, but not limited to, the following factors:

- (A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
- (B) The proposed use is or will be compatible with present and future land uses of the area;
- (C) The proposed use conforms with all performance standards contained in this code;
- (D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and
- (E) Traffic generation by the proposed use is within capabilities of streets serving the property.

ADMINISTRATIVE SUBDIVISIONS

There were **ONE** Administrative Subdivisions granted in 2022:

- Robert & Marlene Banks, lot split for PID #52.530.0010

Administrative Subdivisions consist of the following:

(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.

(B) Lot split. The simple division of a single parcel, tract or lot to create no more than two lots and the newly created property line will not cause the remaining portion of the lot or any structure to be in violation with this chapter or the city zoning regulations.

(C) Base lot subdivision. In the case of a request to divide a base lot upon which a two-family dwelling, townhouse or a quadrominium, which is a part of a recorded plat where the division is to permit individual private ownership of a single-dwelling unit within a structure and the newly created property lines will not cause any of the unit lots or the structure to be in violation of this chapter or the city zoning regulations.

ANNEXATION

There was **one** annexation granted in 2022:

- Josie and Zach Hayes AND Aaron Smith, GreenSmith Builders annexation of PID 28.007.0010 of 43.86 acres

ANNEXATION. Annexation is simply a change of jurisdiction from one municipality to another. The process allows for the City to expand its boundaries in order to accommodate future growth.

FINAL PLAT & REZONE

PRELIMINARY PLAT

There was **one** Final Plat approved in 2022:

- Andy Baartman of Keller-Baartman Properties for Keller-Baartman Apartment Complex

REZONE

- Keller Baartman Properties, Rezone from B-2 Highway Business District to R-4 PUD at 415 Hickory Drive
- Matt Fimmen, Rezone from UR Urban Reserve to B-2 Highway Business District for PID #525300020

ADMINISTRATIVE PERMITS

There were 2 Administrative Permits in 2022:

- David Iverson, Administrative Permit to allow ownership of Unit 5 & Unit 6 (garage and carport), to change form Apartment #4 to Apartment #1 at 301 5th Street W., Apt. 1
- Tilion Brewing Company, Administrative Permit for outdoor service on attached outside deck at 432 Mill Street

ZONING ORDINANCE

ZONING ORDINANCE AMENDMENT

There was **1** amendment to the Zoning Code in 2022.

- Amendment to City Code Section §152.037, Provision (A) to conform to state law timing requirements.

2022 PERMITS & LICENSING

2021 PERMITS:

2021 Sign Permits: 5

2021 Fence Permits: 17

2021 Excavation/Installation of Residential Connection Permits: 22

2021 Commercial Utility/Underground Obstruction Permits: 31

2021 Solicitor Permits: 10

2021 Chicken Permits: 9

2021 Fireworks Permits: 2

2021 New Addressing: 5

2021 LICENSING:

2021 On-Sale Licenses: 9

2021 Off-Sale Licenses: 4

2021 Brewer/Taproom License: 1

2021 Refuse/Roll-Off Licenses: 8

2021 Massage Licenses: 7

2021 Tobacco Licenses: 8

2021 Excavator Licenses: 14

2021 Mobile Food Truck License: 1

2022 PERMITS & LICENSING

LICENSING ORDINANCES AMENDMENTS

- **Chapter 111 Relating to Brewer License:** A brewery taproom Off-sale license authorizes retail off-sale of malt liquor produced by the brewer as provided by M.S. §340.28.
- **Chapter 128 Relating to Mobile Food Units**

2022 PERMITS & LICENSING

2022 PERMITS:

2022 Sign: 6
2022 Fence: 13
2022 Excavation/Installation of Residential Connection: 11
2022 Commercial Utility/Underground Obstruction: 23
2022 Solicitor: 10
2022 Chicken: 6
2022 Fireworks: 2

2022 New Addressing: 5

2022 LICENSING:

2022 On-Sale: 9
2022 Off-Sale: 4
2022 Brewer/Taproom: 1
2022 Seasonal Liquor: 1
2022 Temporary Liquor: 14
2022 Refuse/Roll-Off: 8
2022 Massage: 7
2022 Tobacco: 8
2022 Excavator: 12
2022 Mobile Food Truck: 3

BUILDING PERMITS

2022 BUILDING PERMIT SUMMARY	Permits Issued	New Units	Valuation
<u>BUILDING</u>			
SINGLE FAMILY HOMES	7	7	\$1,662,000
MULTI-FAMILY/APARTMENT	1	1	\$6,300,000
COMMERCIAL/INDUSTRIAL PUBLIC/NON-PROFIT	2	2	\$3,710,000
OTHER (Renovations/Additions/Decks/Garages...)	1143	0	\$10,241,000
TOTAL	1153	10	\$21,913,000

BUILDING PERMITS 2016-2022

Comparison Chart

<u>YEAR</u>	New Single Family Residential Permits	Valuation	New Multi-Family Apartment Permits	Valuation	New/Remodel Commercial/Industrial/Public Permits	Valuation	OTHER (Renovations/ Additions/ Decks/Garages, etc.)	Valuation	YEARLY BUILDING PERMITS VALUATION TOTALS
2016	3	\$390,000	4	\$528,000	5	\$422,000	101	\$746,000	\$2,086,000
2017	14	\$2,646,000	3	\$666,000	18	\$8,570,000	102	\$1,282,000	\$13,164,000
2018	9	\$1,650,000	0	0	6	\$2,276,000	174	\$1,326,000	\$5,252,000
2019	8	\$1,532,000	2	\$330,000	5	\$1,327,000	192	\$1,638,000	\$4,827,000
2020	12	\$2,847,000	0	0	12	\$3,366,000	137	\$1,214,000	\$7,427,000
2021	12	\$2,787,000	0	0	3	\$820,000	186	\$2,466,000	\$6,073,000
2022	7	\$1,662,000	1	\$6,300,000	2	\$3,710,000	1143	\$10,241,000	\$21,913,000



Thank You!
Questions?

