

TO: Cannon Falls City Council
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Variance—Timber Ridge Development
DATE: January 16, 2024

BACKGROUND

On August 15th, City Council approved the Preliminary Plat, Rezoning, and PUD plans for Timber Ridge.

Cannon Falls City Council amended City Code 151.112 at their November 21st meeting. The amended ordinance allows for well and septic to serve residential lots in the city.

A public hearing was held at the January 8th Planning Commission meeting to consider a Variance request by the Timber Ridge Development to serve residential lots via well and septic, legally described as Outlots F and G. Planning Commission unanimously voted to request approval for the above-mentioned Variance.

REQUESTED CITY COUNCIL ACTION

Please consider and make a motion to approve of Resolution 2733, allowing the four estate lots in the Timber Ridge Development to be serviced via well and septic.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2733

VARIANCE FOR TIMBER RIDGE

WHEREAS, Timber Ridge has made an application for a Variance to allow the originally planned Timber Ridge estate lots, described as the proposed Block 3 lots 1 & 2 and Block 4 lots 1 & 2, to be serviced via well and septic rather than municipal water and sewer; and

WHEREAS, the Planning Commission conducted a public hearing on January 8, 2024 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: the allowance of well and septic systems located on the Timber Ridge Development, Block 3 lots 1 & 2 and Block 4 lots 1 & 2 reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Variance be conditionally approved.

NOW THEREFORE LET IT BE RESOLVED BY THE CITY COUNCIL 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 to allow Block 3 lots 1 & 2 and Block 4 lots 1 & 2 of the Timber Ridge Development to be serviced via well and septic be approved subject to compliance with all remaining requirements of the City of Cannon Falls Zoning Code Chapter 152 and State of Minnesota Building Code requirements.

ADOPTED by the City Council of Cannon Falls this 16th day of January 2024.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator