

TO: Cannon Falls City Council
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Variances-Dollar General (PID 52.480.0700), Zoned R-B
DATE: May 21st, 2024

BACKGROUND

I have worked with Dollar General and their civil engineering team, Hurley and Stewart, to help present their application for a new Dollar General store. The proposed store would be located on the corner of Dakota and 5th St (PID 52.480.0700) which has always existed as low-level commercial property, with no real business ever operating at this parcel.

Multiple Variances are in front of you tonight necessary for the construction of the Dollar General store.

The applicant is requesting a thirteen-foot front setback Variance, a seven-foot front drive aisle setback Variance, and an eighteen-space reduction to the parking requirement Variance. Planning Commission recommended approval at their May 13th meeting.

The following exhibits are enclosed to further describe the proposal:

1. Variance application
2. GIS Map of property (aerial)
3. Legal Description
4. Floor & building plans
5. Survey of site
6. City Code 152.611 Showing setbacks in the R-B zone
7. City Code 152.258 Showing parking & drive aisle setbacks
8. City code 152.259 Showing number of parking spaces required based on business type
9. Resolution 2755

REQUESTED CITY COUNCIL ACTION

Please consider and make a motion to approve Resolution 2755, allowing a thirteen-foot front setback Variance, a seven-foot front drive aisle setback Variance, and an eighteen-space reduction to the parking requirement for Dollar General, PID 52.480.0700.



DEVELOPMENT APPLICATION

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

SUBJECT TO STAFF REVIEW

Street Location of Property: Northeast corner of 5th St. N & Dakota St. W (524800700)

Legal Description of Property: See attached

Owner of Record: Name: Acre Real Estate Holding LLC
 Daytime Phone: _____
 Address: 415 Main St.
Nerstrand MN, 55053

Applicant (if other than owner) Name: Cannon Falls DG, LLC Notary Stamp _____
 Daytime Phone: 205-968-9220
 Address: 361 Summit Blvd., Suite 110
Birmingham, AL 35243
 E-Mail Address: kfarrelly@cgpre.com

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

- | | | | | |
|----------|-------------------------------------|---|-------------------------------------|-----------------------------------|
| Request: | <input checked="" type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision <i>PAID ✓</i> | <input checked="" type="checkbox"/> | Variance <i>PAID ✓</i> |
| | | <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 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:

Proposed development of a 10,640 sqft Dollar General retail store
at the northeast corner of 5th St. and Dakota St. The site is currently
zoned R-B, Residential Business, and retail is a conditional use in the
R-B district. We are requesting a parking variance, 48 are required &
Dollar General only needs 30 for this size of store. We are also requesting
a parking/drive aisle setback variance along the north property line,
10' setback is required and we're proposing 3.6'.

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

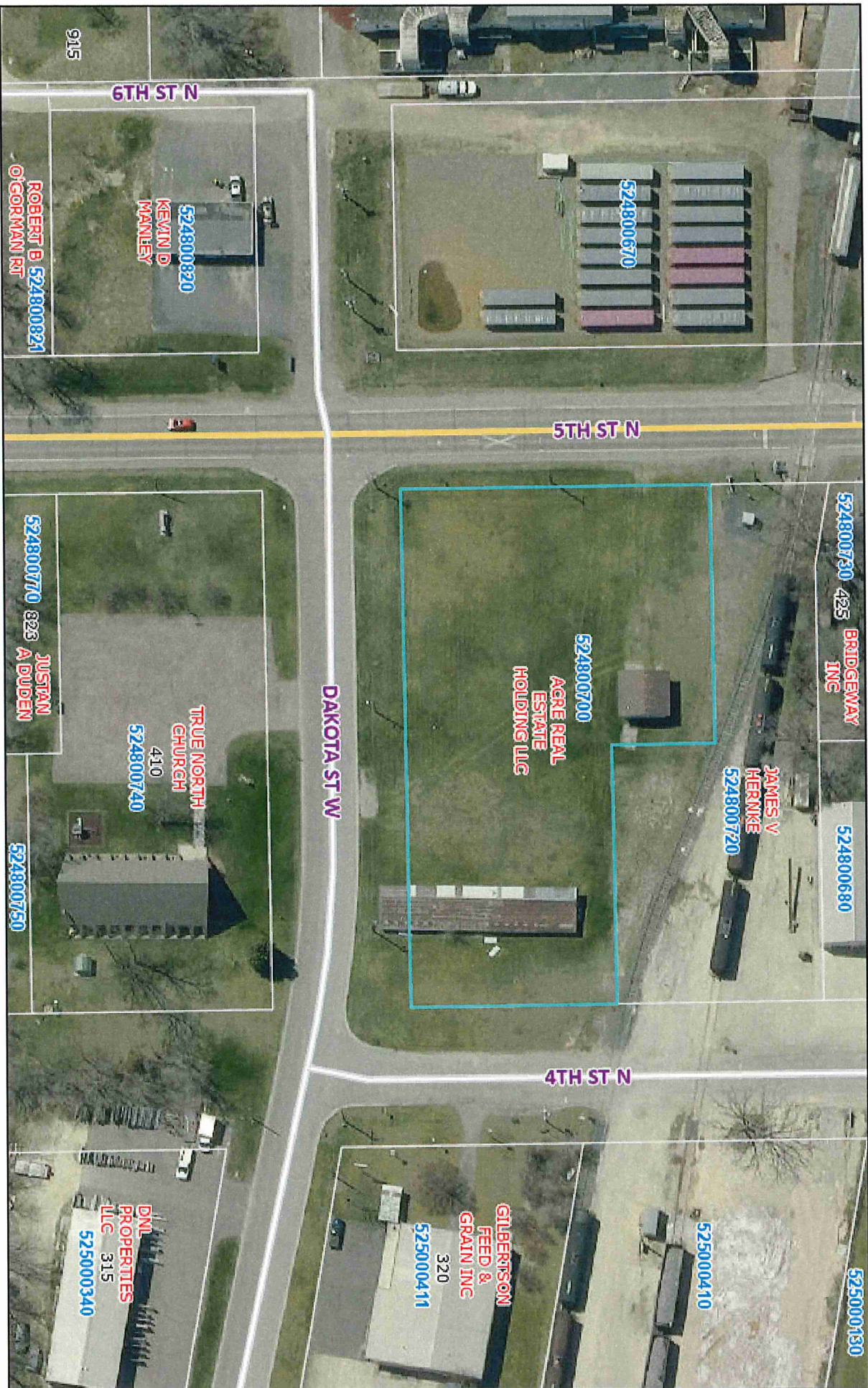
Date: 4/18/24



Applicant (if not the Property Owner)

Date: 4/16/2024

ArcGIS WebMap



May 9, 2024

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

SHWY

House Number

Full Name

PIN

Parcels

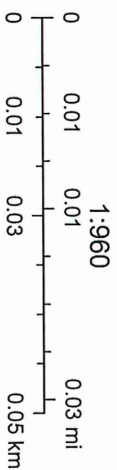


Exhibit A LEGAL DESCRIPTION

SITUATE IN GOODHUE COUNTY, STATE OF MINNESOTA:

LOTS 4, 5, 6, 7 AND 8, BLOCK 35, ST. CLAIRS TERRE HAUTE ADDITION, CANNON FALLS, GOODHUE COUNTY, MINNESOTA.

Tax ID: 52.480.0700

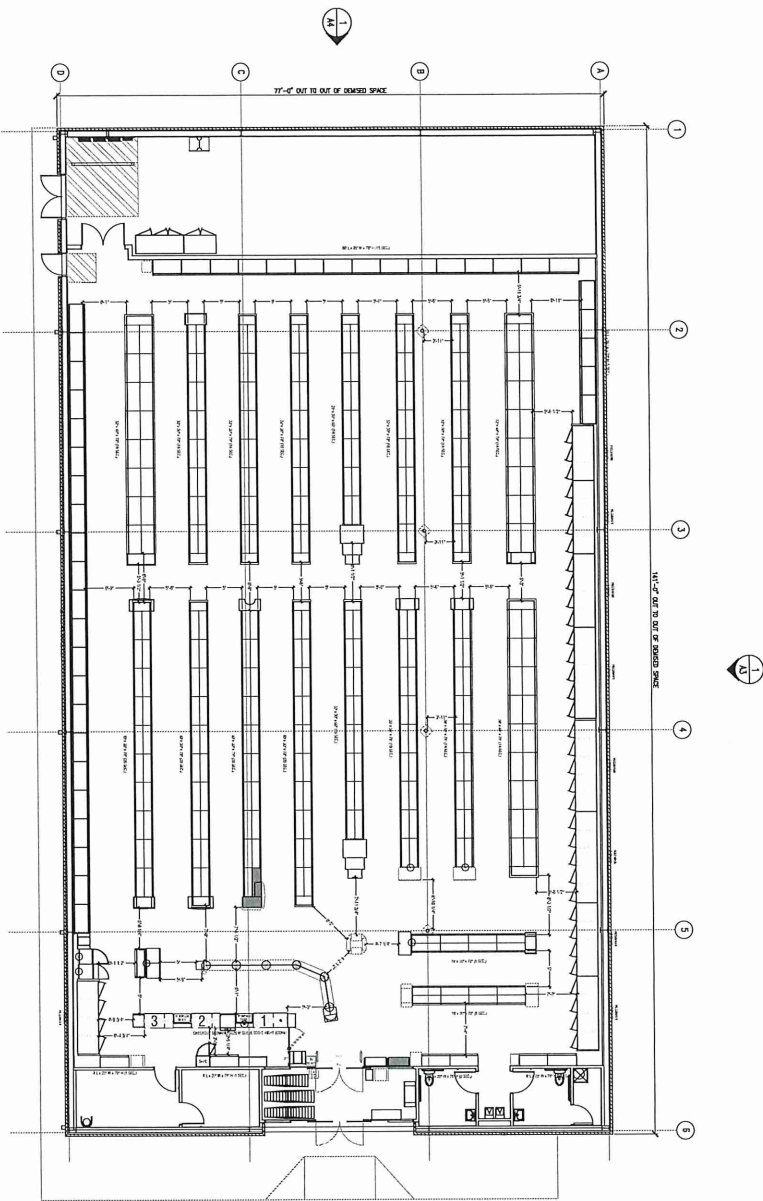
BEING THE SAME PROPERTY CONVEYED TO ACRE REAL ESTATE HOLDING, LLC, A LIMITED LIABILITY COMPANY, GRANTEE, FROM ROCHELLE GILLILAND AND DONNIE GILLILAND, MARRIED TO EACH OTHER, ANDREA TOMASKA, A SINGLE PERSON AND LINDSEY PRINK F/K/A LINDSAY TOMASKA AND JOSEPH PRINK, MARRIED TO EACH OTHER, GRANTOR, BY WARRANTY DEED RECORDED 09/29/2022, AS INSTRUMENT # A688613 OF THE GOODHUE COUNTY RECORDS.

END OF SCHEDULE A

DOLLAR GENERAL®

5th STREET NORTH & DAKOTA
STREET WEST

CANNON FALLS, MINNESOTA 55009



FLOOR/FIXTURE PLAN
SCALE: NOT TO SCALE

chadha + associates
architects + interior + design



209 WEST KENDRICK STREET SUITE 200 CHICAGO ILLINOIS 60606
773.232.2922 | www.chadha.com | 773.232.884

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 839-4534



NEW ONE STORY RETAIL BUILDING

DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

NO.	DESCRIPTION	DATE	ISSUE FOR
2.	ISSUE APPROVAL	04/12/2024	
1.	ISSUE APPROVAL	03/27/2024	
NO.	DESCRIPTION	DATE	ISSUE FOR

FLOOR/FIXTURE
PLAN

SHEET NO.
A1

CHADHA ASSOCIATES 24-0307023



1
2
5th STREET N - WEST
SCALE: NOT TO SCALE

BUILDING FACADE MATERIALS

				
BRONZE SHUTTERS	BALANCED BEIGE HARDIE PLANK SIDING	VAN DYE BROWN HARDIE PLANK PANEL	WARM STONE SMOOTH FACE CMU	VAN DYE BROWN SMOOTH FACE CMU



201 WEST MONROE STREET, SUITE 200, MINNAPOLIS, MINN. 55401
763.282.2026 | www.chadhaassociates.com | 763.282.2026

CG BUCHALTER, LLC
381 SUMMIT BLD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 265-4584



NEW ONE STORY
RETAIL BUILDING
DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

ISSUE FOR

NO.	ISSUE DESCRIPTION	DATE
1	ISSUE APPROVAL	04/12/2024
2	ISSUE APPROVAL	04/17/2024
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99	ISSUE APPROVAL	04/17/2024
100	ISSUE APPROVAL	04/17/2024

SHEET TITLE
5th STREET N - WEST

A2

SHEET NO.
CVA-JOB NO. 24-007135

BUILDING FACADE MATERIALS

-  BRONZE SHUTTERS
-  BALANCED BEIGE HARDIE PLANK SIDING
-  WARM STONE SMOOTH FACE CMU



DAKOTA ST W - SOUTH
SCALE: NOT TO SCALE



200 WEST BONDAGE STREET SUITE 200 CHICAGO ILLINOIS 60606
773.232.2202 | www.chadha.com | 773.232.2204

CG BUCHALTER, LLC
381 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 265-4584



**NEW ONE STORY
RETAIL BUILDING**

DOLLAR GENERAL 10,840 SF PROTOTYPE 'A PLUS'
511 STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

ISSUE FOR

NO.	ISSUE	DATE
1	ISSUE APPROVAL	04/14/2024
2	ISSUE APPROVAL	04/17/2024
3	DESCRIPTION	DATE

**DAKOTA ST W -
SOUTH**

SHEET NO.

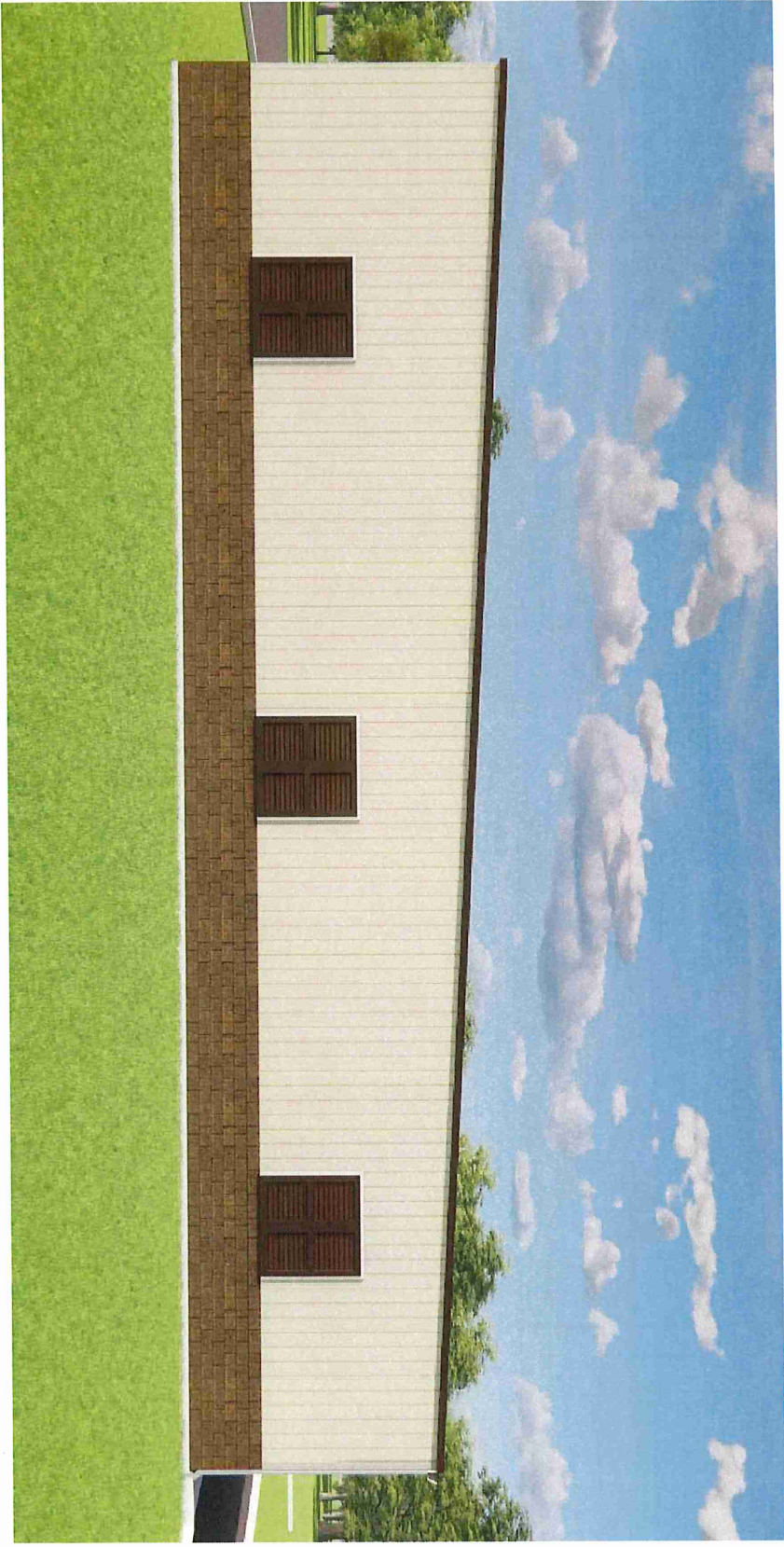
A3

GA-JOB NO. 24-0019205

BUILDING FACADE MATERIALS



BRONZE SHUTTERS
KILIM BEIGE METAL PANEL
WARM STONE SMOOTH-FACE CMU



4th STREET N - EAST
SCALE: NOT TO SCALE



chadha + associates
pinnacle + people + process
200 WEST HENRIE STREET SUITE 200 CHICAGO ILLINOIS 60606
312.322.2200 | www.chadhaassociates.com | 1.212.222.2200

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 265-4584



NEW ONE STORY RETAIL BUILDING
DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

ISSUE FOR

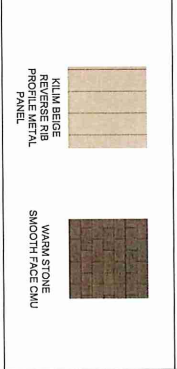
NO.	DESCRIPTION	DATE	SHEET TITLE
1	ISSUE APPROVAL	03/27/2024	
2			
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10			

4th STREET N - EAST

A4

SHEET NO.
C-A-1091 NO. 24-00105

BUILDING FACADE MATERIALS



DELIVERY SIDE - NORTH
SCALE: NOT TO SCALE



200 WEST KANSAS STREET SUITE 200 CHICAGO ILLINOIS 60606
1-773-232-2292 | www.chadha.com | 1-212-232-2294

CG BUCHALTER, LLC
361 SUMMIT BLVD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 329-4594



**NEW ONE STORY
RETAIL BUILDING**
DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009







NO.	ISSUE FOR	ISSUE DATE
2	ISSUE APPROVAL, RESPONSE	04/12/2024
1	ISSUE APPROVAL	03/21/2024
	DESCRIPTION	DATE
		SHEET TITLE

DELIVERY SIDE - NORTH

SHEET NO. **A5**

CH-JOB NO. 24-001703

BUILDING FACADE MATERIALS

					
BRONZE SHUTTERS	BALANCED BEIGE HARDIE PLANK SIDING	VAN DYE BROWN HARDIE PLANK PANEL	WARM STONE SMOOTH FACE CMU	VAN DYE BROWN SMOOTH FACE CMU	VAN DYE BROWN REVERSE RIB PROFILE METAL PANEL



1/PERSPECTIVE
SCALE: NOT TO SCALE



206 WEST HICKORY STREET SUITE 200 CHICAGO, ILLINOIS 60606
773.332.2292 | www.chadhaassociates.com | 773.332.2294

CG BUCHALTER, LLC
381 SUMMIT BLD., SUITE 110
BIRMINGHAM, AL 35243
PHONE: (205) 263-4584



NEW ONE STORY RETAIL BUILDING
DOLLAR GENERAL 10,640 SF PROTOTYPE 'A PLUS'
5th STREET NORTH & DAKOTA STREET WEST
CANNON FALLS, MINNESOTA 55009

ISSUE FOR

NO.	DESCRIPTION	DATE
2	ISSUE APPROVAL, RESPONSE	04/12/2024
1	ISSUE APPROVAL	04/12/2024
NO.	DESCRIPTION	DATE

SHEET TITLE
PERSPECTIVE VIEW

A6

SHEET NO.
C/A JOB NO. 24-0719.05

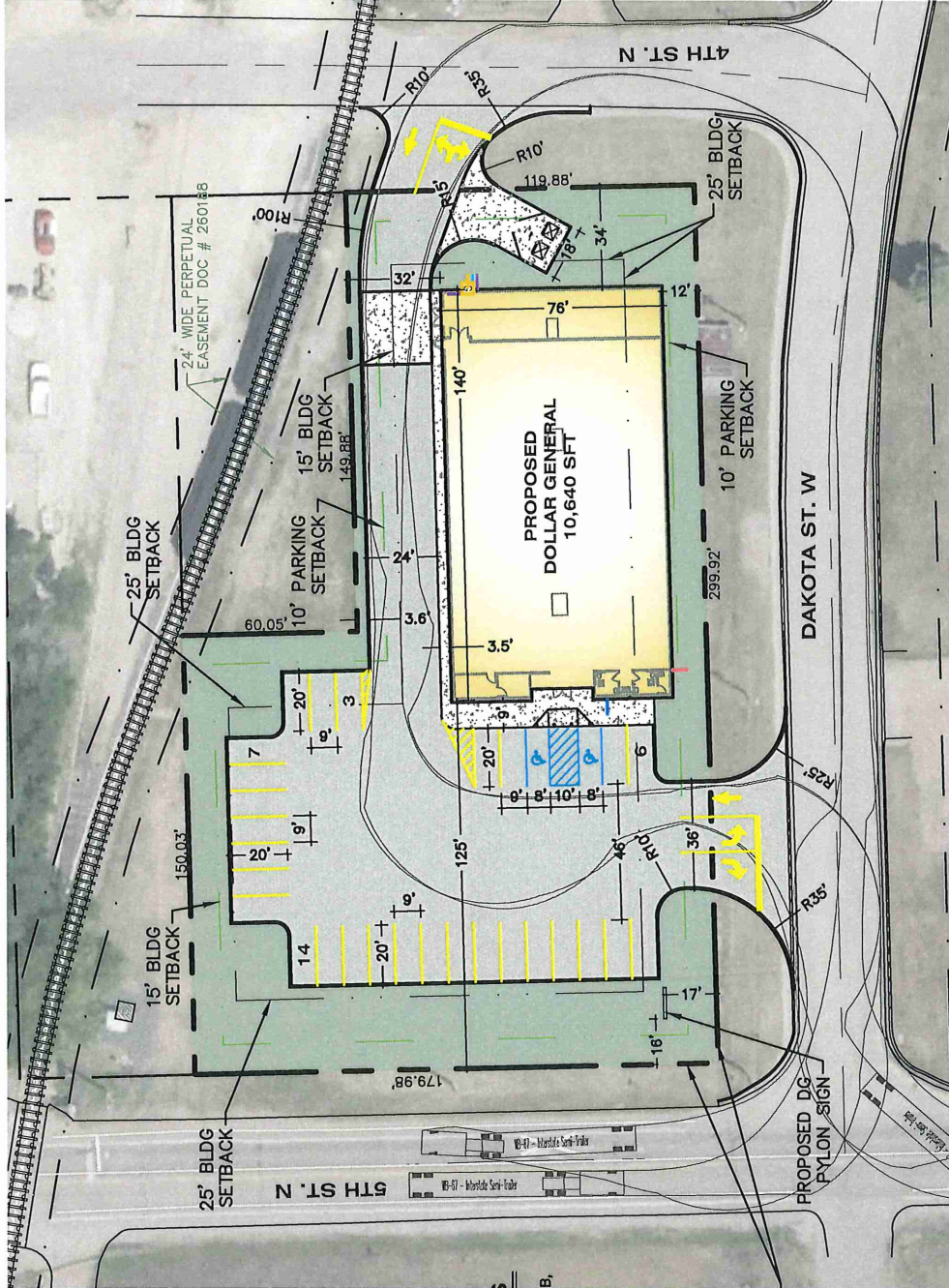
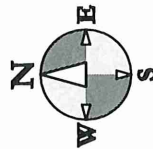
SITE SUMMARY

- SITE AREA:**
+/- 1.03 ACRES
- SITE DIMENSIONS:**
SEE PLAN
- ZONED:**
R-B, RESIDENTIAL BUSINESS DISTRICT
RETAIL IS A CONDITIONAL USE IN THE R-B DISTRICT.
- BUILDING SETBACKS:**
STREET - 25'
SIDE - 15' (25' WHEN ABUTTING STREET)
REAR - 25' (35' WHEN ADJACENT TO RESIDENTIAL)
- PARKING/DRIVE AISLE SETBACKS:**
STREET - 10'
REAR - 10'
- PARKING:**
- FLOOR AREA, MINUS 10%
- 1 SPACE/200 SQFT OF FLOOR AREA
- 10,640 SQFT - 1,064 SQFT (10%) = 9,576 SQFT
- 9,576 SQFT/200 = 48 SPACES REQUIRED
- PROPOSED: 30 SPACES

CONDITIONAL USE/VARIANCES

- CONDITIONAL USE:**
REQUESTING A CONDITIONAL USE FOR RETAIL IN THE R-B,
RESIDENTIAL BUSINESS DISTRICT
- VARIANCES:**
BUILDING SETBACK ALONG DAKOTA ST:
- 25' REQUIRED, 12' PROPOSED.
DRIVE AISLE SETBACK ALONG NORTH PROPERTY LINE:
- 10' REQUIRED, 3' PROPOSED.
PARKING:
- 48 SPACES REQUIRED, 30 PROPOSED

EXISTING
PROPERTY/ROW LINES



§ 152.611 LOT REQUIREMENTS AND SETBACKS.

(A) Except for Single-family detached and two family dwellings, the following minimum requirements shall be observed in an R-B District subject to additional requirements, exceptions and modifications set forth in this chapter:

Minimum lot area	
Elderly	1,000 square feet per unit
Multiply-family	2,500 square feet per unit
Other uses	15,000 square feet
Minimum lot depth	120 feet
Minimum lot width	100 feet
Minimum setbacks	
Front	25 feet
Rear	25 feet, not less than 35 feet for a nonresidential use on a rear yard abutting a single-family residential zoning district
Side	15 feet, not less than 25 feet on a side yard abutting a street
Zero lot line	Side yard setback requirements shall not be applied to common walls of multiple-family dwellings

(B) The following minimum requirements shall be observed for single-family detached and two-family dwellings subject to additional requirements, exceptions and modifications set forth in this chapter:

Minimum lot area		
Single-family	8,520 square feet	
Two-family (per unit)	5,000 square feet	
Minimum lot depth		
Single and Two Family	142 feet	
Minimum lot width		
Single-family	60 feet	
Two-family	80 feet	
Minimum setbacks		
Front	25 feet	
Rear	20 feet	
Side	Interior	10 feet
	Corner	20 feet
	Common wall	0 feet
Rear/side detached accessory	5 feet	
Garage accessing alley	15 feet	

(Prior Code, § 11-58-7) (Ord. 258, passed 5-4-2006; Ord. 347, passed 9-20-2016)

(B) *Parking area and drive aisle setbacks.*

Parking Area and Drive Aisle Setbacks		
Dimension	Land Use	Setback
Parking Area and Drive Aisle Setbacks		
Dimension	Land Use	Setback
Front yard and side yard abutting a street setback of parking and drive to lot line	R Districts	30.0 feet
	Business/Institutional Districts	10.0 feet
	Industrial Districts	10.0 feet
Interior side and rear year setback of parking to lot line	R Districts	5.0 feet
	Business/Institutional Districts	10.0 feet
	Industrial Districts	10.0 feet

§ 152.259 NUMBER OF PARKING SPACES REQUIRED.

(A) *Calculating space.*

(1) When determining the number of off-street parking spaces results in a fraction, each fraction of one-half or more shall constitute another space.

(2) The term **FLOOR AREA** for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior footprint dimensions of the buildings, structure or use times the number of floors, minus 10%, except as may hereinafter be provided or modified.

(3) In stadiums, sports arenas, churches and other places of public assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 18 inches of the design capacity seating facilities shall be counted as one seat for the purpose of determining requirements.

(4) Except as provided for under joint parking and for shopping centers, should a structure contain two or more types of use, each use shall be calculated separately for determining the total off-street parking spaces required.

(B) *Number of spaces required.* The following minimum number of off-street parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth.

(1) *Auto, boat, trailer, farm equipment sales lots.* One space per 400 square feet gross sales and office floor area and of the building plus one space per each 2,000 square feet of gross outdoor sales lot area.

(2) *Auto repair.* Two spaces per serving bay; the service bay is not a parking space, plus one for each employee on the maximum shift.

(3) *Boarding house/accessory apartment.* At least one parking space for each person for whom accommodations are provided for sleeping.

(4) *Bowling alleys.* Five spaces for each alley plus additional spaces for related uses.

(5) *Car washes (drive through and self service).* One space per employee plus:

Drive through	6 stacking spaces
Self-service	1 stacking space per wash bay

(6) *Churches, theaters, auditoriums.* At least one parking space for each four seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with the buildings or uses shall be subject to additional requirements which are imposed by this chapter.

(7) *Community centers, libraries, private clubs, lodges, museums, art galleries.* One space for each 300 square feet of floor area in the principal structure.

(8) *Contractors' offices, shops and yards.* One per 1,000 square feet of shop area or warehousing, plus one per 300 square feet of office space.

(9) *Daycare facilities.*

(a) *Daycare facilities serving 14 or fewer persons.* In addition to residential parking requirements, one space per seven children capacity.

(b) *All other daycare facilities.* One space per teacher on the largest shift, plus one space per ten students/children based on maximum capacity of the facility.

(10) *Elderly (senior citizen) housing.* Reservation of area equal to one parking space per unit. Initial development is, however, required of only one-half space per unit and the number of spaces can continue until a time as the City Council considers a need for additional parking spaces has been demonstrated.

(11) *Financial institutions, banks, savings and loan.* Four spaces for every 1,000 square feet.

(12) *Funeral undertaking establishments.* At least 20 parking spaces for each chapel or parlor, plus one parking space for each funeral home vehicle. Aisle space shall also be provided off the street for making up a funeral procession.

(13) *Furniture store/household appliances.* One space per 400 square feet of gross sales floor area. One space per 1,000 square feet of warehousing.

(14) *Garden supply stores, building material sales in structures.* Eight off-street parking spaces, plus one additional space for 800 square feet of floor area over 1,000 square feet.

(15) *Golf courses.* Four spaces per hole, plus 50% of the requirements for any other associated use.

(16) *Golf driving ranges, miniature golf courses, archery ranges.* Ten off-street parking spaces plus one for each 100 square feet of floor space of building.

(17) *Health clubs.* One space per two exercise stations (e.g., strength machine or cardio vascular) plus one space per employee on the largest shift plus additional parking for ancillary uses (e.g., gymnasiums, auditoriums, offices, restaurants).

(18) *Manufacturing facilities.* One space for each 400 square feet of gross floor area, plus one space for every company owned vehicle.

(19) *Motels, motor hotels, hotels.* One space per each rental unit plus one space for each eight units and one space for each employee on any shift.

(20) *Motor fuel stations.* At least four off-street parking spaces plus one space for each employee on duty. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this chapter.

(21) *Office buildings, animal hospitals and clinics, professional offices and medical clinics.* Three spaces plus at least one space for each 200 square feet of floor area.

(22) *Open sales lots.* Ten spaces or one per 2,000 square feet gross land area devoted to sales lot, whichever is larger.

(23) *Racquetball, handball and tennis courts, commercial.* Not less than six spaces per each court.

(24) *Rest home, nursing home, convalescent center or institution.* One space for each six beds based upon maximum design capacity, plus one space for each two employees.

(25) *Restaurants, cafés, private clubs serving food and/or drinks, bars, on-sale nightclubs.* One space for each 40 square feet of dining or bar area and one space for each 80 square feet of kitchen area.

(26) *Restaurants, fast food.* Fifteen spaces per 1,000 square feet of gross floor area.

(27) *Retail sales and service business with 50% or more of gross floor area devoted to storage, warehouses and/or industry.* At least eight spaces or one space for each 200 square feet devoted to public sales or service, plus one space for each 500 square feet of storage area.

(28) *Retail stores and service establishments.* At least one off-street parking space for each 200 square feet of floor area.

(29) *Schools, elementary and junior high.* One space for each classroom plus one additional space for each 300 student capacity, plus one space for each employee, plus one space for each four seats in auditorium.

(30) *Schools, high schools and colleges.* One space for each classroom plus one additional space for each seven students based upon maximum design capacity.

(31) *Shopping centers.* Five spaces per each 1,000 square feet of gross leasable floor area (exclusive of common areas).

(32) *Single-family and two-family dwellings.* Two spaces per unit.

(33) *Townhome, quadraminium, manor home, multiple-family dwellings and manufactured homes within manufactured home parks.* At least two and one-fourth rent-free spaces per unit. In projects involving eight or more units, the city may require additional clustered guest parking spaces based upon calculation of required demand.

(34) *Warehousing, storage of handling of bulk goods.* The space which is solely used as office shall comply with the office use requirements and one space for each 1,500 square feet of floor area and one space for each company owned truck (if not stored inside principal building).

(35) *Other uses.* Other uses not specifically mentioned herein shall be determined on an individual basis by the City Council. Factors to be considered in the determination shall include (without limitation) the national parking standards for size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles.

(C) *Off-street bicycle parking.* Provisions shall be made for the off-street parking of bicycles in all multiple-family and nonresidential developments and uses. Plans for the facilities shall be reviewed and evaluated on an individual project or use basis as part of site plan review provisions of §§ 152.130 through 152.138 of this chapter.

(Prior Code, § 11-19-5) (Ord. 258, passed 5-4-2006)

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2755

VARIANCES FOR DOLLAR GENERAL

WHEREAS, Cannon Falls Dollar General LLC has made an application for Variances to allow for a new Dollar General store to fit the lot requirements in the Residential Business District; and

WHEREAS, the applicant is asking for a thirteen-foot front setback Variance, a seven-foot drive aisle setback Variance, and an eighteen-space reduction to the parking requirement to accommodate a new Dollar General store, PID 52.480.0700; and

WHEREAS, the Planning Commission conducted a public hearing on May 13, 2024 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: the allowance of the requested Variances reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Variances 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 Variances to allow thirteen-foot front setback, a seven-foot drive aisle setback, and an eighteen-space reduction to the parking requirement 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 21st day of May, 2024.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____

Neil L. Jensen, City Administrator