

TO: Cannon Falls City Council & Mayor
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Conditional Use Permit-GunnRSmokeT Holding Group LLC on Behalf of Magnolia Animal Hospital
DATE: March 18th, 2025

BACKGROUND:

Magnolia Animal Hospital is applying for a Conditional Use Permit to utilize the building at 31259 64th Ave Path as a veterinarian clinic. The property is located in the B-2 zone, which allows for veterinarian clinics as a conditional use.

Pending the approval of the application before you, the applicant is hoping to remodel the exterior and interior of the building to make it suitable for a vet clinic. There is an easement off of 4th street to allow customers to access 31259 64th Ave.

Magnolia animal hospital currently operates in the B-2 zone with a Conditional Use Permit, but needs approval again tonight since the clinic is changing locations. This time around, they will own the building and be able to revitalize the inside.

This agenda item was unanimously approved by Planning Commission.

City Code 152.070:

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.

City Code 152.072:

The Planning Commission shall consider possible effects of the proposed conditional use. 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.

The following are attached to further describe the proposal:

1. Aerial Map of Proposed Veterinarian Clinic Site
2. B-2 City Code 152.648(N), Vet Clinic as a Conditional Use
3. Resolution 2807, Resolution Approving Conditional Use Permit for Magnolia Animal Hospital

REQUESTED ACTION:

Please review the proposed Conditional Use Permit to allow a veterinarian clinic at (PID 52.719.3006) and if you see fit, please make a motion to approve Resolution 2807.



DEVELOPMENT APPLICATION

918 River Road
Cannon Falls, MN 55009
507-263-9312

SUBJECT TO STAFF REVIEW

Street Location of Property: 31259 64th Ave. Path Cannon Falls, Mn 55009

Legal Description of Property: _____

Owner of Record: Name: Gunn R Smoke T Holding Group, LLC
Daytime Phone: 507-757-1170
Address: 1233 4th St. S.
Cannon Falls, Mn 55009

Applicant (if other than owner) Name: _____ Notary Stamp
Daytime Phone: _____
Address: _____
E-Mail Address: _____

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

- | | | |
|----------|-------------------------------|-----------------------------------|
| Request: | <u>Conditional Use Permit</u> | Rezoning/Ordinance Text Amendment |
| | Subdivision | Variance |
| | Concept | Interim Use Permit |
| | Preliminary Plat | Amendment |
| | Final Plat | CUP/PUD |
| | Administrative | Site Plan Review |
| | Administrative Permit | Special Home Occupation |
| | Vacation | Annexation Petition |
| | Comp Plan Amendment | Appeal |
| | 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: 2/21/25

Date Submission Deemed to be Complete: 2/21/25

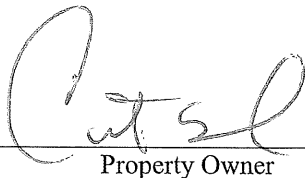
Give detailed description of project and reason for conditional use or variance, if applicable:

Remodel of Exterior and Interior
for Veterinary Hospital.

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: 2/21/25

Applicant (if not the Property Owner)

Date: _____

FOR CITY USE ONLY

Date Application Filed: 2/21/25

Basic Fees: \$ 450.00

Received By: 3C

Escrow Deposit: _____

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

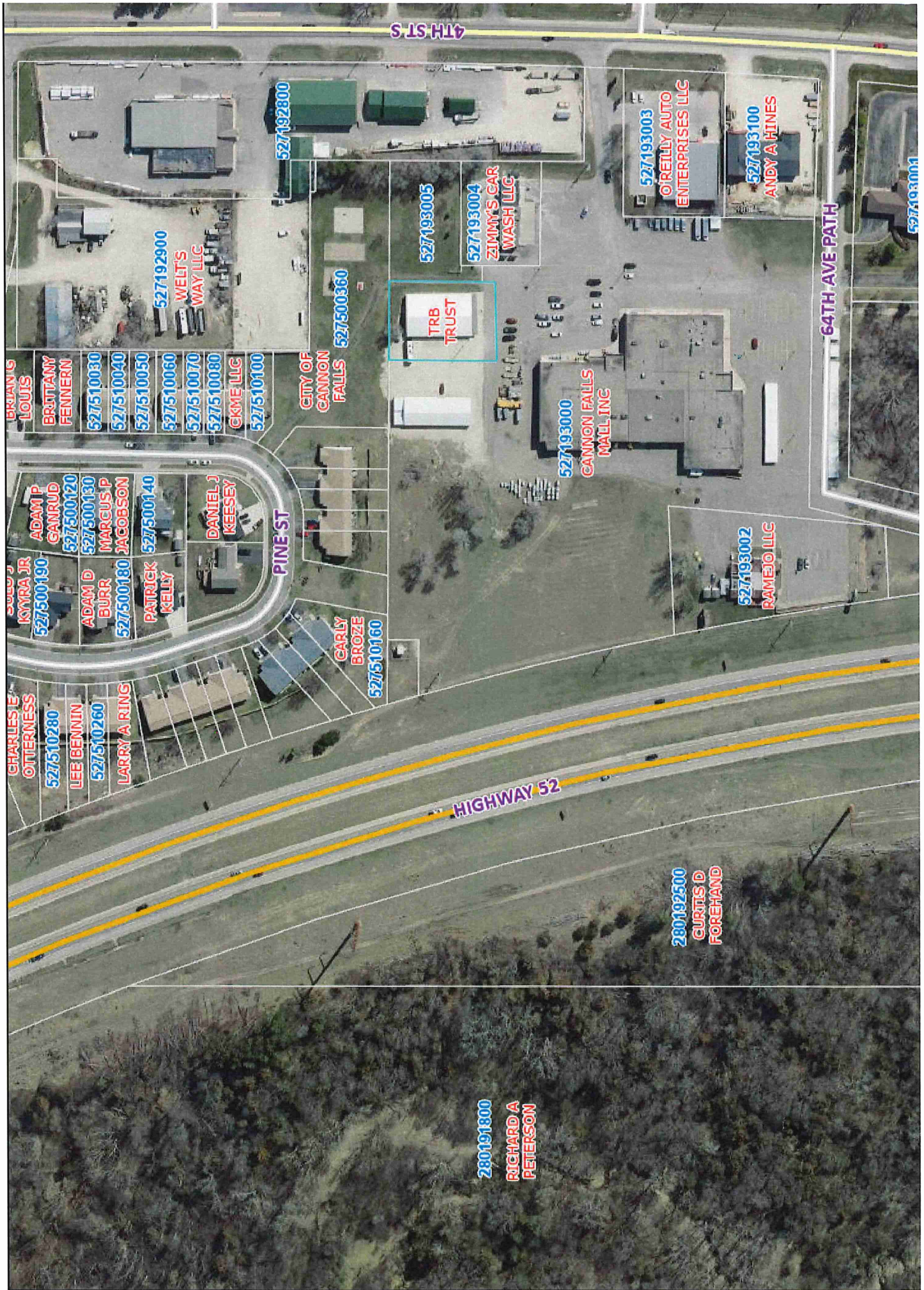
Date of Planning Commission Meeting: March 10th, 2025

Recommendation of Planning Commission on: 3/16/25 Approve Deny

Recommendation of City Council on: _____ Approve Deny

Subject to following conditions: _____

ArcGIS Web Map



§ 152.648 CONDITIONAL USES.

(N) Veterinary clinics (with kennels) provided that:

(1) All areas in which animals are confined are located indoors and are properly soundproofed from adjacent properties;

(2) Animal carcasses are properly disposed of in a manner not utilizing on-site garbage facilities or incineration and the carcasses are properly refrigerated during periods prior to disposal;

(3) An animal kennel is permitted as a use accessory to the veterinary clinic provided that:

(a) The number of animals boarded shall not exceed 20;

(b) An indoor exercise area shall be provided to accommodate the periodic exercising of animals boarded at the kennel. No outdoor exercising of animals shall be permitted;

(c) A ventilation system shall be designed so that no odors or organisms will spread between wards or to the outside air and will be capable of completely exchanging internal air at a rate of at least twice per hour. Air temperature must be maintained between 60°F and 75°F;

(d) A room separate from the kennel area shall be provided of sufficient size to adequately separate animals that are sick or injured from healthy animals;

(e) Indoor animal kennel floors and walls shall be made of nonporous materials or sealed concrete to make it nonporous; and

(f) Animal wastes shall be flushed down an existing sanitary sewer system or enclosed in a container of sufficient construction to eliminate odors and organisms and shall be properly disposed of at least once a day.

(4) The appropriate license is obtained from the City Administrator and the conditions of the city code relating to the keeping of animals are satisfactorily met; and

(5) All State Health Department and State Pollution Control Agency requirements for the facilities are met.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2807

CONDITIONAL USE PERMIT FOR MAGNOLIA ANIMAL HOSPITAL

WHEREAS, Magnolia Animal Hospital has made an application for a Conditional Use Permit as regulated by the Zoning Ordinance, and

WHEREAS, the purpose of the request is to allow an animal hospital at 31259 64th Ave Path (PID 52.719.3006), and

WHEREAS, the Planning Commission conducted a hearing on March 10, 2025 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds the granting of the Conditional Use Permit is reasonable and in conformance with the City of Cannon Falls Comprehensive Plan.

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 Conditional Use Permit be approved subject to compliance with all applicable requirements of the City of Cannon Falls Zoning Chapter 152 and the State of Minnesota Building Code requirements.

ADOPTED by the City Council of Cannon Falls this 18th day of March, 2025.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Jon Radermacher, City Administrator