

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: IZZY CARLSON, LICENSE AND PERMIT TECHNICIAN
SUBJECT: CONDITIONAL USE PERMIT TO ALLOW OUTDOOR STORAGE
WITHIN THE I-2 DISTRICT
DATE: JANUARY 20, 2026

BACKGROUND

On January 12th, 2026 the Planning Commission of the City of Cannon Falls held a public hearing to consider a Conditional Use Permit to allow Outdoor Storage within the I-2 District at 3310 MN-20, Cannon Falls, MN 55009. After the hearing and discussion, the Planning Commission voted in favor of the Conditional Use Permit with a 5-0 vote.

Knutson Construction is looking to purchase the property at 3310 MN-20 and when needed they hope to store trailers, trucks, formwork, scaffolding, etc. outside. Knutson Construction has confirmed that they will meet and abide by the conditions for outdoor storage in I-2 and plan to work with the City on fencing, lighting, and pavement requirements.

The following exhibits are enclosed to further describe the proposal:

1. Development Application
2. Parcel Overview
3. Survey
4. City Code Section 152.688(H), Open and Outdoor Storage
5. City Code Section 152.070, Administration; Conditional Use Permits
6. Resolution Approving Conditional Use Permit for Outdoor Storage

STAFF RECOMMENDATION

Staff recommend the approval of the Conditional Use Permit.

REQUESTED CITY COUNCIL ACTION

Motion to approve Resolution 2857 for the Conditional Use Permit to allow Outdoor Storage within the I-2 District.

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:

Buyer is seeking the approval of outdoor storage, See Exhibit A for a site plan, and Exhibit B for a summary of the items planned for the exterior storage.

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: 12-18-25



Applicant (if not the Property Owner)

Date: 12/18/2025

FOR CITY USE ONLY

Date Application Filed: 12/19/25

Basic Fees: \$450.00

Received By: 12/19/25

Escrow Deposit: N/A

Evidence of Ownership Submitted:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required
Certified Lot Survey:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required
Legal Description Adequate:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required

Date of Planning Commission Meeting: 1/12/26

Recommendation of Planning Commission on: 1/12/26 Approve Deny

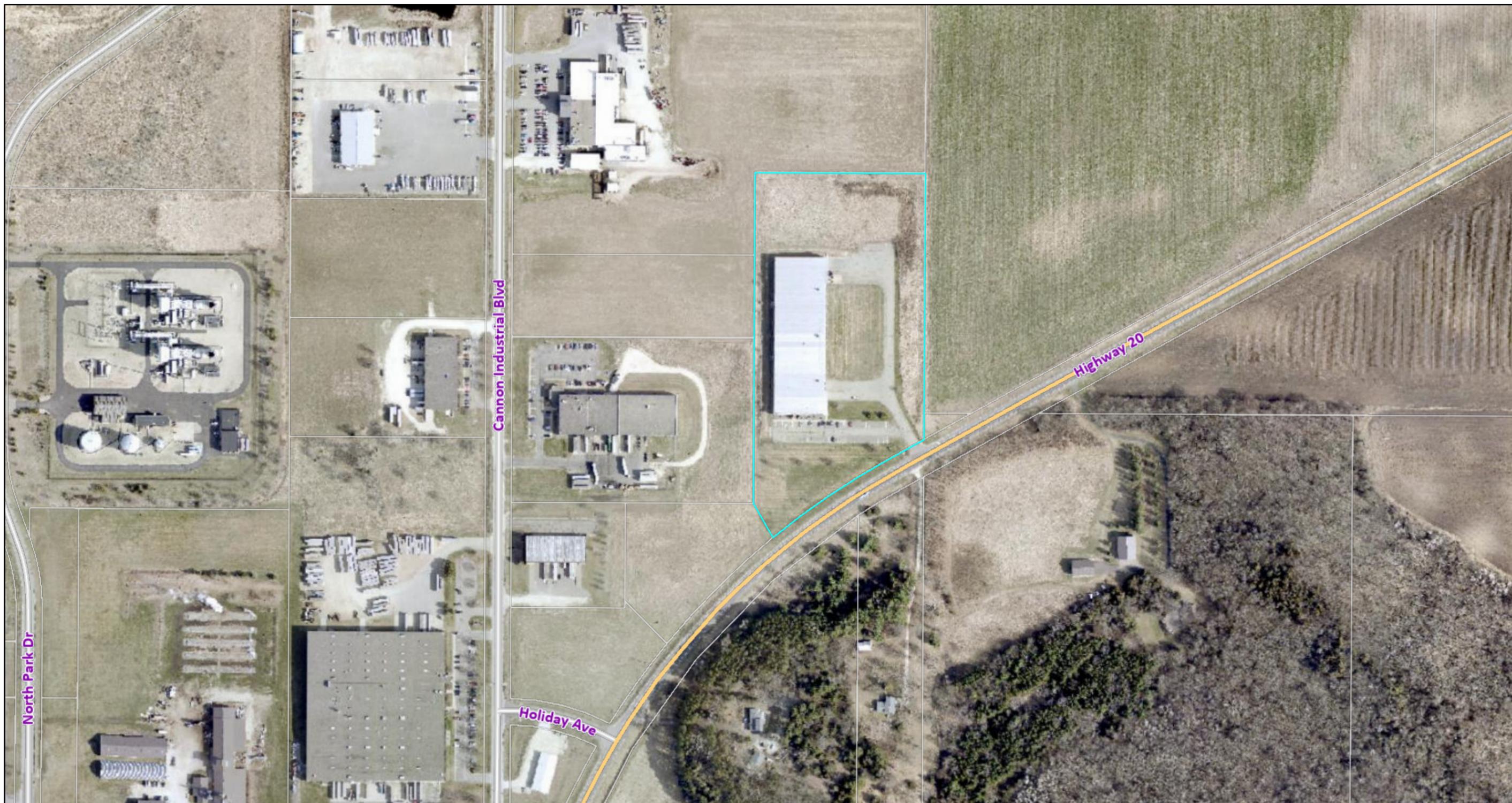
Recommendation of City Council on: 1/20/26 Approve Deny

Subject to following conditions: _____

Exhibit B—Storage Use

- a. Permanent Installs
 - i. Knutson Monument Sign
 - ii. Yard Lights
 - b. Exterior Storage
 - i. Jobsite Trailers
 - ii. 20 White Painted Containers
 - c. Equipment
 - i. Skid steers, Forklifts, Trucks, Trailers, Formwork (peri exterior, Symons interior), Scaffolding, (2) RT Cranes
 - d. Delivery Equipment
 - i. 2-4 Trucks & Trailers
 - e. Fueling Station
 - f. Consumables (None temperature controlled)
 - i. Concrete Supplies storage
 - ii. Masonry Equipment
 - iii. Buggies, mixers, etc
-

ArcGIS Web Map



12/18/2025, 11:19:12 AM

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

SHWY

Parcels

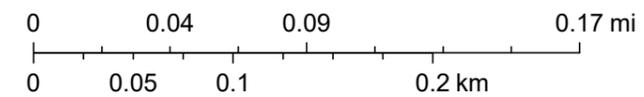
Imagery2025

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,948



UNPLATTED LAND

S 0°29'38" E
733.53

S 0°29'35" E
79.89

S 60°33'55" W
1,122.31

L=10°30'27"
R=2,541.85
429.47

N 30°44'28" W
120.73

LOT 7
BLOCK 2

AREA = 503,978 SQ. FT. = 11.57 ACRES
(INDUSTRIAL LOT CONSISTING OF
BUILDING/PAVEMENT/PONDING)

S 89°26'12" W
522.48

LOT 6

1010.00
N 0°32'33" W

LOT 5

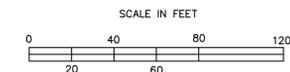
LOT 4

LOT 3

STATE TRUNK HIGHWAY NO. 20
ROAD RIGHT-OF-WAY LINE
EDGE OF BITUMINOUS
CENTER LINE OF ROAD

40 FOOT WIDE DRAINAGE AND UTILITY EASEMENT

10 FOOT WIDE DRAINAGE AND UTILITY EASEMENT



○ - DENOTES IRON MONUMENT
BEARINGS ARE ASSUMED DATUM
ELEVATIONS ARE CITY DATUM

UNPLATTED LAND

I hereby certify that this is a correct representation of a survey of:
Lot 7, Block 2, BUSINESS PARK NORTH, Goodhue County, Minnesota,
according to the recorded plat thereof.
And that this survey and certificate 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.
Grant D. Jacobson
Grant D. Jacobson, MN License No. 23189
Dated this 23rd Day of October, 2018

CERTIFICATE OF SURVEY		REVISIONS
PREPARED FOR:	CBRE Brokerage Services 1900 LaSalle Plaza 800 LaSalle Avenue Minneapolis, MN 55402	
JACOBSON ENGINEERS & SURVEYORS P.O. BOX 541 LAKEVILLE, MN 55044 TEL. (952) 469-4328 FAX (952) 469-4624		DISTRIBUTERS REAL ESTATE CANNON FALLS, MN
PROJ. NO:	201130.21	CHECKED: GDJ
DRAWN:	GDJ	SCALE: AS SHOWN
DATE:	10-23-18	FIELD BOOK: A
		SHEET NO. C-1

§ 152.688 CONDITIONAL USES.

Subject to applicable provisions of this chapter, the following are conditional uses in an I-2 District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter:

(A) Accessory, indoor retail, rental or service activity other than that allowed as a permitted use or conditional use within this chapter, provided that:

(1) The use is accessory and related to the permitted industrial use allowed within an I-2 District; and

(2) The use does not constitute more than 30% of the lot area and not more than 30% of the gross floor area of the principal building.

(B) Commercial and public radio and television transmitting antennas and public utility microwave antennas, as regulated by §§ 152.330 through 152.337 of this chapter;

(C) Concrete product plants, building materials production and similar uses provided that:

(1) All applicable State Pollution Control Agency requirements are satisfactorily met;

(2) A drainage system subject to the approval of the City Engineer shall be installed;

(3) Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance, with § 152.279 of this chapter;

(4) Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer;

(5) Provisions shall be made to control and minimize noise, air and water pollution; and

(6) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

(D) Crude oil, gasoline or other liquid storage tanks as an accessory use (not including bulk propane at motor fuel stations for providing service to the general public) provided that:

(1) All applicable State Pollution Control Agency requirements are satisfactorily met;

(2) A drainage system subject to the approval of the City Engineer shall be installed;

(3) Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 152.279 of this chapter;

(4) Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer;

(5) All crude oil, gasoline or other liquid storage tanks shall be located in the rear yard not less than 25 feet from any property boundary lines and set back 150 feet from any adjoining residential zoning district. No tanks shall be permitted in the front yard or side yard abutting public rights-of-way;

(6) Storage tanks shall be surrounded by 25 feet of open area. Storage of any kind is prohibited in the open area, except equipment incidental to the storage tank. Approved parking must be setback ten feet from any storage tank;

(7) Storage tanks shall be set back from existing structures, as outlined in the Fire Code, based on tank size;

(8) Storage tanks shall not interfere with site circulation, including, but not limited to, parking, driveway, curb cuts and loading area;

(9) A wire weave/chain link security fence shall be required around all storage tanks. The location of the fence shall be as per the Uniform Fire Code;

(10) Storage sites shall be accessible by service and emergency vehicles;

(11) All filling valves of the storage tanks shall be enclosed and have locking devices;

(12) A warning sign shall be required for every tank and shall be placed in a conspicuous location, directly on the tank indicating a supplier's name, address, phone number, that highly flammable and dangerous material is stored therein and that no smoking requirements shall be observed or a sufficient warning to that effect. The signage may not exceed four square feet nor may it be used for advertising purposes;

(13) Provisions are made to control and minimize noise, air and water pollution; and

(14) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

(E) Essential services involving transmission pipelines and transmission or substation lines in excess of 33kV and up to

100kV, as regulated by §§ 152.385 through 152.389 of this chapter;

(F) Manufacture of materials, including but not limited to, rubber, corrosive acids, petroleum and chemical products, which pose potential health and safety risks and which when produced give off potentially noxious odors provided that:

- (1) All applicable State Pollution Control Agency requirements are satisfactorily met;
- (2) A drainage system subject to the approval of the City Engineer shall be installed;
- (3) Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 152.279 of this chapter;
- (4) Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer;
- (5) Provisions are made to control and minimize noise, air and water pollution;
- (6) Exterior liquid storage tanks shall comply with the standards of §152.192 of this chapter; and
- (7) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

(G) Mini self-storage facilities provided that:

- (1) At least 25% of the site is open green space which is sodded and intensely landscaped in accordance with a plan approved by the City Council;
- (2) No buildings shall be located closer than 25 feet to each other to allow for parking, loading, driveway and fire lanes;
- (3) No single building shall be greater than 150 feet in length;
- (4) Adequate space is provided for snow storage;
- (5) All structures are to be within 200 feet of a fire hydrant;
- (6) All storage buildings are to be equipped with an approved fire suppression system which will be subject to review and approval of the City Building Official and the Fire Department;
- (7) Every 2,000 square feet of the storage structure is to be separated by a fire wall and a complete and comprehensive fire alarm system with smoke detectors shall be initiated in each structure subject to the review and approval of the Fire Department;
- (8) All driveways and parking areas are to be hard (blacktop or concrete) surfaced and adequate turning radius for fire truck maneuverability is to be maintained throughout the site. Designated snow storage space is to be provided to ensure adequate and safe access during winter months;
- (9) If an on-premises caretaker dwelling unit is provided on site, construction of the dwelling unit shall conform to all design standard regulations for multiple-family dwelling units of the State Building Code;
- (10) Any structures having exposure to an adjacent residential use or public right-of-way, park or similar public use areas shall be of brick, natural stone, wood or stucco facing material; and
- (11) No retailing, wholesaling, manufacturing, repair or other activity other than storage is to occur within the self storage, mini warehousing facility.

(H) Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:

- (1) The storage area is landscaped and screened from view of neighboring uses, residential zoning districts and public rights-of-way per § 152.279 of this chapter;
- (2) Storage area is fenced in a manner approved by the city;
- (3) Storage area is blacktopped or concrete surfaced unless specifically approved by the City Council;
- (4) All lighting shall be in compliance with §152.187 of this chapter or other lighting standards in place at the time of project approval;
- (5) The storage area does not take up parking space as required for conformity to this chapter;
- (6) The property shall not abut property zoned for residential or business use;
- (7) The storage area is not located in a front yard;
- (8) The storage area shall not abut a school or a public park; and
- (9) Storage shall not include material considered hazardous under federal or state environmental law.

(I) Refuse/garbage collection provided that:

- (1) No refuse or garbage shall be stored or in any way disposed of on the site;
- (2) The storage of refuse or garbage in the front yard shall be prohibited;
- (3) Vehicle parking and storage areas are screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with §§ 152.255 through 152.264 of this chapter;
- (4) Vehicle parking/storage areas shall be hard surfaced with a bituminous material with curb and gutter to control dust and shall be screened from view of neighboring uses and public rights-of-way;
- (5) The site shall be maintained free of litter and any other undesirable materials and will be cleaned of loose debris on a daily basis;
- (6) One off-street parking space shall be provided for each commercial vehicle operated by the business. Parking requirements will otherwise be as mandated by the provisions of §§ 152.255 through 152.264 of this chapter;
- (7) All in bound and out bound trucks and equipment, excluding employee's personal vehicles, shall be restricted to designated routes established by the city, except for times when providing collection service to customers within the city limits;
- (8) The hours of operation shall be limited as necessary to minimize the effects of nuisance factors such as traffic, noise and glare upon any existing neighboring residential uses or residential zoning districts;
- (9) Provisions are made to control and minimize noise, air and water pollution; and
- (10) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

(J) Satellite TVROs greater than two meters in diameter as regulated by §§152.330 through 152.337 of this chapter;

(K) Truck terminals provided that:

- (1) Vehicular access points shall be located along arterial streets and shall be limited and designed and constructed to create a minimum of conflict with through traffic movement;
- (2) A drainage system subject to the approval of the City Engineer shall be installed;
- (3) Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 152.278 of this chapter;
- (4) Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer;
- (5) Provisions are made to control and minimize noise, air and water pollution; and
- (6) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions; and

(L) Sexually oriented uses as regulated by city code Chapter 120 provided that:

(1) No person shall operate a sexually oriented use on property, any part of which is within the area circumscribed by a circle which has a radius of 700 feet from any of the uses listed directly below. Distances shall be measured by following a straight line, without regard to intervening structures or objects, between the closest points on the property line of the two uses. The distance requirement applies to the following:

- (a) Property developed or zoned for residential uses; or
- (b) Property frequented by children or designed as a family destination, such as a day care facility, school, library, park, playground, nature center, religious institution or other public recreational facility.

(2) No person shall operate a sexually oriented use on property, any part of which is within the area circumscribed by a circle which has a radius of 1,000 feet (measured as described above) from another sexually oriented use.

(3) No sexually oriented materials shall be offered for sale or sold except in original unopened packages.

(4) No owner, manager or employee of a sexually oriented use shall have been convicted of a sex crime, as identified in Minnesota Statutes dealing with sexual assault, sexual conduct, harassment, obscenity, or domestic abuse.

(5) No sexually oriented materials or entertainment shall be used on any sign or window display.

(6) No owner, manager or employee of a sexually oriented use shall engage in any activity or conduct or permit any other person to engage in any activity or conduct in or about the establishment which is prohibited by any ordinance of the city, the laws of the State of Minnesota, or the United States of America. Nothing in this division (L)(6) shall be construed to authorize or permit conduct which is prohibited or regulated by other statutes or ordinances, including but not limited to statutes or ordinances prohibiting the exhibition, sale or distribution of obscene material generally, or the exhibition, sale or distribution of specified materials to minors.

(7) No person under the age of 18 shall be allowed on the premises.

(8) No sexually oriented materials or entertainment shall be visible or perceivable in any manner, including aurally, at any time from the outside of the building.

(9) Screening shall be installed and maintained in compliance with § 152.279

(10) Each use shall display a sign on its main entrance door which reads: "This business sells sexually oriented material or entertainment. Persons under 18 years of age are prohibited from entering." The sign letters shall be a minimum of two inches high.

(11) No sexually oriented use shall exceed 10,000 square feet in gross floor area.

(12) No patron, employee or other person may physically contact any specified anatomical area of himself or herself, or of any other person, except that a live performer may touch himself or herself.

(13) Each live performer shall remain at all times a minimum distance of ten feet from all members of the audience, and shall perform on a platform intended for that purpose, which shall be raised at least two feet from the level of the floor on which the audience is located. No performer may solicit or accept any pay, tip, or other item from any member of the audience.

(14) No use shall have any booths, stalls or partitions which separate any area from a general public room. The restrictions of this division (L)(14) do not apply to restrooms, storage rooms, or private offices of the owner, manager or employees of the use, if such storage rooms or offices are used solely for the running the use and no person other than the owner, manager and employees is allowed in the storage rooms or offices.

(15) The use and the owner must be licensed as required by any federal, state or local licensing regulations.

(16) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

(17) All exterior lighting shall be in compliance with § 152.187 of this chapter. A comprehensive lighting plan shall be submitted as part of the conditional use permit application and maximum site illumination shall not exceed four-tenths foot candle at ground level when measured at any boundary line of the property.

(Prior Code, § 11-71-4) (Ord. 258, passed 5-4-2006; Ord. 378, passed 10-5-2021)

ADMINISTRATION; CONDITIONAL USE PERMITS

§ 152.070 PURPOSE.

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.

(Prior Code, § 11-5-1) (Ord. 258, passed 5-4-2006)

§ 152.071 PROCEDURE.

An application for a conditional use permit requires a public hearing and is to be processed in accordance with the procedures outlined in § 152.037 of this chapter.

(Prior Code, § 11-5-2) (Ord. 258, passed 5-4-2006)

§ 152.072 CRITERIA.

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.

(Prior Code, § 11-5-3) (Ord. 258, passed 5-4-2006)

§ 152.073 GENERAL PERFORMANCE STANDARDS.

As may be applicable, the evaluation of any proposed conditional use permit request shall be subject to and include, but not be limited to, the following general performance standards and criteria.

- (A) The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right-of-way shall be provided.
- (B) The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with §§ 152.255 through 152.264 of this chapter.
- (C) If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect the areas from encroachment by parked or moving vehicles.
- (D) Adequate off-street parking and off-street loading shall be provided in compliance with §§152.255 through 152.264 of this chapter.
- (E) Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district and provided in compliance with §§ 152.255 through 152.264 of this chapter.
- (F) Whenever a nonresidential use is "adjacent" to a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with §§ 152.275 through 152.281 of this chapter.
- (G) General site screening and landscaping shall be provided in compliance with §§152.275 through 152.281 of this chapter.
- (H) All exterior lighting shall be so directed so as not to cast glare toward or onto the public right-of-way or neighboring residential uses or districts and shall be in compliance with § 152.187 of this chapter.
- (I) Potential exterior noise generated by the use shall be identified and mitigation measures, as may be necessary, shall be imposed to ensure compliance with § 152.191 of this chapter.
- (J) The site drainage system shall be subject to the review and approval of the City Engineer.
- (K) The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.

(L) All signs and informational or visual communication devices shall be in compliance with §§152.350 through 152.359 of this chapter.

(M) The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city.

(N) Any applicable business licenses mandated by the city code are approved and obtained.

(O) The hours of operation may be restricted.

(P) The use complies with all applicable performance standards of the zoning district in which it is located and where applicable, any nonconformities shall be eliminated.

(Q) All additional conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying or expanding the conditions set forth herein.

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

§ 152.074 REVOCATION.

The Planning Commission may recommend, and the City Council may direct, the revocation of any conditional use permit for cause upon determination that the authorized conditional use is not in conformance with the conditions of the permit or is in continued violation of this chapter, city codes or other applicable regulations. The City Council or Planning Commission shall initiate an application and the Zoning Administrator shall notify the responsible person that they have an opportunity to show cause why the permit should not be revoked. The application shall be processed and considered pursuant to § 152.037 of this chapter. The Zoning Administrator shall provide the responsible person a copy of the proceedings and findings of the Planning Commission and City Council.

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



CANNON FALLS Since 1876

BEACON

Printer's AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA

1/12 Public Hearing

City of Cannon Falls

Jean Hoeft, being duly sworn, on oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as the Cannon Falls Beacon, and has full knowledge of the facts which are stated below:

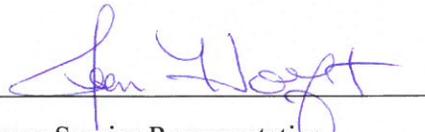
(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, or 331A.07, and other applicable laws, as amended.

(B) The printed Notice, which is attached, was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive issue(s); it was published on:

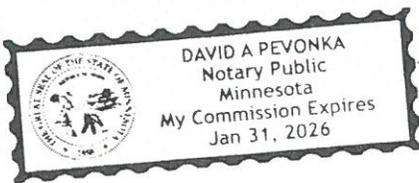
Thursday, January 01, 2026

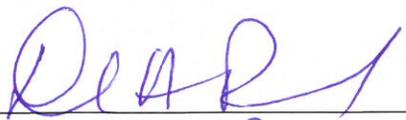
Printed below is a copy of the lowercase alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

By: 
Title: Customer Service Representative

Subscribed and sworn to before me on this 1st day of January, 2026.



Notary Public: 
Printed Name: David A Pevonka
My Commission Expires: Jan 31, 2026

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Cannon Falls, Minnesota, will meet at 6:30 p.m. in the City Council Chambers of City Hall, on January 12th, 2026, to hold a Public Hearing to consider a Conditional Use Permit for Outdoor Storage within the I-2, General Industrial District at 3310 Minnesota Highway 20, Cannon Falls, MN 55009.

Legal Description of Property:

Lot 7, Block 2, Business Park North, Goodhue County, Minnesota according to the recorded plat thereof

More detailed information relating to the application is available for public inspection at City Hall, 918 River Road, Cannon Falls, MN 55009.

Anyone interested in offering comments regarding the proposal will be given an opportunity to do so at this hearing.

Izzy Carlson

License and Permit Technician

507-263-9308

(Jan. 1, 2026) 282866

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2857

**CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE FOR KNUTSON
CONSTRCUTION**

WHEREAS, Knutson Construction 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 Outdoor Storage within the I-2, General Industrial District located in the City of Cannon Falls legally described on the attached **Exhibit A** (“The Property”); and,

WHEREAS, the Planning Commission conducted a hearing on January 12th, 2026, 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, the Planning Commission of the City of Cannon Falls makes the following:

FINDINGS

1. The applicant is requesting a Conditional Use Permit for the purpose of outdoor storage.
2. The property is currently zoned as I-2, General Industrial District.
3. City Code Section 152.688 requires Conditional Use Permits for outdoor storage within the I-2 District.
4. City Code § 152.070 states:

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.

5. City Code § 152.072 states, in relevant part:

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.

6. Minn. Stat. § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.

7. The time limit for a decision on the Applicant's application will not expire until February 16, 2026

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based upon the findings of the Planning Commission which hereby recommends adoption by the City Council that the Conditional Use Permit be approved.

ADOPTED by the City Council of Cannon Falls this 20th day of January, 2026.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Jon Radermacher, City Administrator

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 7, Block 2, BUSINESS PARK NORTH, Goodhue County, Minnesota, according to the recorded plat thereof.