

**Cannon Falls Planning Commission
Regular Meeting
City Council Chambers
January 9, 2023**

COMMISSIONERS PRESENT: Chair Steve Gesme, Commissioners Bruce Hemmah, Jay Behnken, and Diane Johnson

COMMISSIONERS ABSENT: All members were in attendance

OTHERS PRESENT: Dianne Howard, Zoning Administrator

1. CALL TO ORDER

Chair Gesme called the meeting to order at 6:30 p.m.

2. ROLL CALL

Roll call was conducted. Commissioners Gesme, Hemmah, and Behnken were in attendance. Commissioner Johnson arrived at 6:32 p.m.

3. ELECTION OF CHAIR

Nominations were opened for the position of Chair. Commissioner Hemmah nominated Commissioner Gesme to serve as Chair. The nomination was seconded by Commissioner Behnken. There were no other nominations. A voice vote was conducted, and Commissioner Gesme was unanimously elected by the Commissioners in attendance at that point to serve as Chairperson of the Planning Commission for 2023.

4. APPROVAL OF AGENDA

A motion was made by Commissioner Hemmah, seconded by Commissioner Behnken and unanimously carried, to approve the agenda as presented.

5. APPROVAL OF MINUTES

A. December 12, 2022, Planning Commission Meeting Minutes.

A motion was made by Commissioner Hemmah, seconded by Commissioner Johnson and unanimously carried, to approve the meeting minutes as drafted.

6. PUBLIC INPUT

There was no public input.

7. PUBLIC HEARING

A. Consider an Application Requesting a Rezone from B-2 Highway Business District to I-1 Limited Industrial District for Approximately 32,516.90 sq. ft. of PID #527000090 due to a Request for an Administrative Subdivision (Lot Boundary Line Adjustment), with PID #527000100, which is currently in the I-1 Limited Industrial District.

Zoning Administrator Howard provided background information, pointed out the property under discussion on a map, and reviewed the request for a rezone and lot line adjustment. She discussed access to the property. She noted that staff has reviewed the City Code and recommends approval of the rezone and administrative subdivision.

Chair Gesme opened the Public Hearing at 6:35 p.m. No one spoke during the Public Hearing. Chair Gesme closed the Public Hearing at 6:36 p.m.

8. DISCUSSION ITEMS

A. Resolution 2023-01 – Rezone and Administrative Subdivision.

Clarification of the rezone request and lot line adjustment was requested, and Zoning Administrator Howard provided additional information in this regard.

Commissioner Hemmah referenced a proposed tunnel and inquired regarding building codes pertaining to tunnels. Zoning Administrator Howard indicated that plans for the proposed above-ground tunnel will be reviewed and approved by the Goodhue County Building Official.

Commissioner Behnken inquired regarding the land use for this property. Zoning Administrator Howard provided additional information in this regard and referenced the previously approved Conditional Use Permit for warehousing. She stated that warehousing is allowed in the B-2 district with a CUP but is a permitted use in the I-1 district, with no CUP required.

Commissioner Johnson asked about plans for the resulting parcel. Zoning Administrator Howard stated that this lot would meet the minimum lot dimensions in the B-2 district or may be used for parking.

The location of the property under discussion was clarified.

A motion was made by Chair Gesme to adopt Resolution 2023-01, recommending approval of the proposed rezone and administrative subdivision request. The motion was seconded by Commissioner Johnson. A vote was conducted, and the motion carried unanimously.

9. ADJOURN

A motion was made by Chair Gesme, seconded by Commissioner Hemmah and unanimously carried, to adjourn the meeting. The meeting adjourned at 6:41 p.m.