

**Cannon Falls Planning Commission
Regular Meeting
City Council Chambers
February 13, 2023**

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

COMMISSIONERS ABSENT: All members were in attendance

OTHERS PRESENT: Neal Jensen, City Administrator; 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. Chair Gesme and Commissioners Hemmah, Behnken, and Johnson were in attendance.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

A. January 9, 2023, Planning Commission Meeting Minutes.

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

5. PUBLIC INPUT

There was no public input.

6. PUBLIC HEARING

A. Amendment of City Code Section 152.648 Relating to Conditional Use Indoor Storage.

Zoning Administrator Howard provided background information and reviewed a request by Ed Rymer, the owner of the Cannon Mall property, to allow indoor storage in B-2 zoning districts. She reviewed seven recommended conditions for allowing this type of use in B-2 zoning districts.

- 1) Storage of any material considered hazardous under Federal, State, or local law is prohibited.
- 2) All buildings used for indoor storage are to be equipped with a fire suppression system approved by the City Building Official, his or her designee, or the Fire Department.
- 3) All storage shall occur within enclosed buildings.
- 4) Outdoor storage of any kind is prohibited.

- 5) All applications requesting a Conditional Use Permit under this Subdivision shall include, in addition to the information required under 152.070 through 152.074 of this Chapter, a detailed description or illustration identifying to the City's satisfaction all areas to be used for indoor storage. Such information will be incorporated into the Permit, if granted. No retailing, wholesaling, manufacturing, repair, or any activity other than storage shall occur within the areas designated for indoor storage in all Conditional Use Permits.
- 6) All materials shall be stored in compliance with applicable Federal, State, and local laws, rules, regulations, and requirements, including but not limited to requirements imposed by OSHA.
- 7) Adequate off-street loading and circulation space is provided in compliance with 152.255 through 152.267 of this Chapter, as amended from time to time.

Chair Gesme opened the Public Hearing for this item at 6:34 p.m. No one spoke during the Public Hearing. Chair Gesme closed the Public Hearing at 6:35 p.m.

7. DISCUSSION ITEMS

A. Amendment of City Code Section 152.648 Relating to Conditional Use Indoor Storage.

When asked whether there have been any other requests for this type of use in B-2 zoning districts, Zoning Administrator Howard indicated that, while there have been no other formal requests, there may be other property owners who would consider this type of use in the future. It was discussed the climate-controlled indoor storage is a growing industry. Current storage facilities within the City limits and the adjacent area were discussed.

The proposed City Code amendment language was reviewed and clarified. The potential benefits of the expanded use were discussed. It was noted that indoor storage uses in other zoning districts could be considered at a later time.

Following discussion a motion was made by Commissioner Johnson to recommend that the City Council adopt the proposed City Code amendment, as drafted. The motion was seconded by Commissioner Behnken, a vote was conducted, and the motion carried unanimously.

B. Concept Plan for Endres Development.

Zoning Administrator Howard introduced the applicants. Leon Endres introduced himself as one of property owners. He provided an overview of a development concept for single family lots and potentially multi-family housing. He referenced the topography of the area and discussed the challenges of bringing septic service to some of the lots.

City Administrator Jensen provided additional background information. He referenced the former Sandstone Ridge development property and discussed the platting process for the property, including a parcel currently owned by the City. The City-owned parcel was pointed out on a map.

City Administrator Jensen reviewed plans to vacate Sandstone Road, maintain the existing utility infrastructure, and create new street connections.

The applicants discussed plans to develop the property in several phases. The land acquisition agreement was discussed.

The soil conditions in the area were discussed, including testing and remediation approaches. Past missteps in this regard were referenced, and the applicants expressed confidence that these challenges can be overcome.

Preliminary plans for the first phase of the development were reviewed, and the anticipated timeframe was discussed.

Park space was discussed. City Administrator Jensen provided additional information in this regard.

The challenges of extending water and sewer connections to four large estate lots were discussed. It was noted that wells and septic systems would be utilized, with the owners of these lots being required to hook up to City utilities, per the City Code, if and when City utility connections become available. Commissioner Johnson suggested incorporating all of this information into the sales contracts for these lots.

Commissioners Hemmah and Behnken spoke in support of providing multiple housing options. Commissioners inquired regarding the role of the applicants in terms of the construction process, and the applicants discussed plans to work with local builders.

The next steps in the process were reviewed. Road and street access was discussed. It was noted that concept plans were provided for informational purposes, with no Planning Commission action required at this time.

8. ADJOURN

A motion was made by Commissioner Hemmah, seconded by Commissioner Behnken and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:04 p.m.