

**Cannon Falls Planning Commission
Regular Meeting
City Council Chambers
January 8, 2024**

COMMISSIONERS PRESENT: Chair Steve Gesme, Commissioners Bruce Hemmah, Diane Johnson, Jesse Fox, and Chris Nobach

COMMISSIONERS ABSENT: All members were in attendance

OTHERS PRESENT: Neil Jensen, City Administrator; Zach Logelin, Permit & License Technician

1. CALL TO ORDER

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

2. ROLL CALL

Roll call was conducted. All members were in attendance. Chair Gesme introduced and welcomed Commissioners Fox and Nobach to the Planning Commission.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES: December 4, 2023

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

5. PUBLIC INPUT

There was no public input.

6. PUBLIC HEARINGS

A. Timber Ridge Preliminary Plat Amendment.

Permit & License Technician Logelin provided background information. He reported that the preliminary plat, rezoning, and PUD plans for the new development were originally approved by the City Council in August of 2023. He referenced subsequent discussion of four 2+ acre estate lots located in the southeast corner of the property, noting that these lots were originally platted as outlots. He noted the City Council discussed a potential variance that would allow these lots to be serviced by wells and septic systems, rather than connecting to City sewer and water services. He stated that the Planning Commission is being asked to approve a variance in this regard along with an amendment to the Timber Ridge preliminary plat. He clarified that City utilities are not available to service the estates lots at this time. He referenced soil borings indicating that the soils in the area are suitable for well and septic systems.

It was clarified that only the four estate lots would be serviced by wells and septic systems, if the variance is approved.

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.

B. Timber Ridge Variance.

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

7. DISCUSSION

A. Resolution 2024-01 Timber Ridge Preliminary Plat Amendment.

This item was discussed following discussion of Item 7B .

Chair Gesme requested Planning Commission consideration of an amendment to the preliminary plat. Commissioners asked about the next steps and what lots would be developed first. A representative of the applicant provided information relating to marketing of the lots, the permitting process, the anticipated construction schedule, and the cost range for the homes.

A motion was made by Commissioner Hemmah to adopt Resolution 2024-01, recommending that the City Council approve the requested preliminary plat amendment for Timber Ridge. The motion was seconded by Commissioner Johnson, a vote was conducted, and the motion carried unanimously.

B. Resolution 2024-02 Variance Relating to Well and Septic Serving Residential Lots.

This item was discussed following discussion of Item 6B.

Chair Gesme referenced the agenda materials relating to the soil borings. Permit & License Technician Logelin commented that multiple areas were identified on the lots as acceptable locations for wells and septic systems.

Commissioner Fox asked what will happen in the future as the area is further developed. Chair Gesme stated his understanding that the estate lots would be required to hook up to City water and sewer utilities when those services become available. Commissioner Johnson commented that utility services are not feasible at this time to service the estate lots.

A motion was made by Commissioner Johnson to adopt Resolution 2024-02, recommending that the City Council approve a variance request relating to well and septic systems serving residential lots in the Timber Ridge development. The motion was seconded by Chair Gesme, a vote was conducted, and the motion carried unanimously.

C. Conditional Use Permit, Used Car Dealership.

This item was discussed following discussion of Item 7A.

Commissioner Johnson asked about plans to expand the paved area. Permit & License Technician Logelin provided background information and discussed the Conditional Use Permit request. He referenced a former used car dealership on the site and noted that the parcel is zoned R-B, Residential Business, which allows commercial activity with a CUP. He noted that this item was placed on the agenda for discussion purposes and that a Public Hearing will be scheduled during a future meeting.

D. Moratorium Discussion.

Permit & License Technician Logelin referenced past discussion of this topic and provided an update. He stated that a revised draft ordinance will be reviewed during the February Planning Commission meeting. City Administrator Jensen provided additional background information and discussed the draft ordinance language and definitions. He asked about conditions of approval, including green space and fencing.

Chair Gesme suggested security requirements for facilities located in residential areas. City Administrator Jensen stated that he will discuss this issue with the City Attorney.

Commissioners asked whether clients would be allowed to come and go at will from these facilities. Commissioner Johnson commented that the rules may be different for voluntary versus court-mandated treatment. The Conditional Use Permit approval process was reviewed. Security measures were further discussed. The definition of a residential rehab center was clarified.

The ordinance approval process was reviewed. It was noted that the moratorium expires in May of 2024. State licensure of these types of facilities was discussed.

8. ADJOURN

A motion was made by Chair Gesme, seconded by Commissioner Nobach and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:05 p.m.