

**Cannon Falls Planning Commission
Regular Meeting
City Council Chambers
February 12, 2024**

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

COMMISSIONERS ABSENT: Commissioner Bruce Hemmah

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. Chair Gesme and Commissioners Johnson, Fox, and Nobach were in attendance.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES: January 8, 2024

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

5. PUBLIC INPUT

There was no public input.

6. PUBLIC HEARINGS

A. Conditional Use Permit for Cars Under 10K LLC.

Permit & License Technician Logelin provided background information and reviewed the CUP application. He stated that this use is allowed with a Conditional Use Permit in the Residential-Business zone. He reviewed the CUP approval process. He noted that the business owners are leasing the property.

Chair Gesme opened the Public Hearing for this item at 6:33 p.m. No one spoke during the Public Hearing. Chair Gesme closed the Public Hearing at 6:34 p.m.

B. Ordinance Text Amendment Relating to the Zoning of Residential Treatment Facilities.

This item was discussed following discussion of Item 7A.

Permit & License Technician Logelin provided background information and referenced past discussion of this topic. He reviewed the proposed zoning text amendment language and definitions.

Chair Gesme opened the Public Hearing for this item at 6:43 p.m. No one spoke during the Public Hearing. Chair Gesme closed the Public Hearing at 6:44 p.m.

7. DISCUSSION

A. Conditional Use Permit, Used Car Dealership, Cars Under 10K LLC.

This item was discussed following discussion of Item 6A.

Commissioner Johnson referenced the ordinance requirements and suggested consideration of requiring the property owner to resurface the lot prior to entering into a lease agreement with the new business owners. She commented that perhaps the EDA could provide assistance.

City Administrator Jensen provided additional information. Commissioner Nobach referenced the potential for contaminated soil under the existing surface. The pros and cons of requiring compliance with the ordinance standards were discussed.

Access to the property was discussed. Administrator Jensen suggested maintaining the current entrances, noting that the parcel could potentially be split in the future.

A motion was made by Chair Gesme to recommend approval of the Conditional Use Permit application as submitted, adding that the paving issue could be revisited in the future. The motion was seconded by Commissioner Nobach. A vote was conducted, and the motion carried by a vote of 3:1, with Commissioner Johnson dissenting.

B. Ordinance Text Amendment Relating to the Zoning of Residential Treatment Facilities.

This item was discussed following discussion of Item 6B.

Commissioner Johnson requested clarification of fencing and green belt requirements. Permit & License Technician Logelin provided additional information in this regard.

It was suggested to clarify the proposed language under Section Y(2). It was noted that the City Attorney has reviewed the proposed zoning text amendment language. Permit & License Technician Logelin discussed enforcement.

A motion was made by Commissioner Johnson to recommend approval of the proposed zoning text amendment. The motion was seconded by Commissioner Nobach, a vote was conducted, and the motion carried unanimously.

8. ADJOURN

A motion was made by Commissioner Johnson, seconded by Commissioner Nobach and unanimously carried, to adjourn the meeting. The meeting adjourned at 6:49 p.m.