

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

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

COMMISSIONERS ABSENT: Commissioner Chris Nobach

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, Hemmah, and Fox were in attendance.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES: February 12, 2024

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

5. PUBLIC INPUT

There was no public input regarding items not listed on the agenda.

6. PUBLIC HEARINGS

A. Variance Request – Alex Hatzis.

Permit & License Technician Logelin reviewed a request for a 4-foot variance to construct a new attached garage. He described the nature of the property and discussed the practical hardship. He stated that staff recommends approval of the variance.

Chair Gesme opened the Public Hearing at 6:32 p.m. The applicant provided additional information and discussed the location and condition of the current garage. He stated that a neighboring property owner has expressed support for the project. It was clarified that the new garage would be smaller than the current garage.

No one else spoke during the Public Hearing. The Public Hearing was closed at 6:35 p.m.

B. Variance Request – Ed Rymer.

This item was discussed following discussion of Item 7A.

Permit & License Technician Logelin stated that the owner of the Cannon Falls Mall is seeking variances to the lot requirements in the B2 zoning district. He stated that the applicant is hoping to split off and sell a 44,000 square foot parcel in the northwest corner of the property. He discussed a proposed easement that would allow access to the property. He detailed the variances that are being requested. It was noted that the City has allowed parcels to be split off from the mall property in the past that do not conform to the B2 zoning requirements.

Chair Gesme opened the Public Hearing at 6:39 p.m. No one spoke during the Public Hearing. The Public Hearing was closed at 6:40 p.m.

7. DISCUSSION

A. Variance Application for Alex Hatzis.

This item was discussed following discussion of Item 6A.

The garage plans were reviewed and discussed.

A motion was made by Chair Gesme, seconded by Commissioner Johnson and unanimously carried, to recommend approval of the variance application as submitted.

B. Variance Application for Ed Rymer.

This item was discussed following discussion of Item 6B.

Chair Gesme asked about responsibility for the assessments. City Administrator Jensen indicated that the assessments would be prorated and paid at the time of the property sale. It was noted that the party currently leasing the property would like to purchase the property.

Commissioner Johnson spoke in support of the proposed variances.

Commissioner Fox commented that the parcel would likely not have much value for another purpose, if the current land use is no longer needed.

A motion was made by Commissioner Johnson, seconded by Commissioner Hemmah and unanimously approved, to recommend that the City Council approve the variance requests as submitted.

C. Right-of-Way Vacation Request by Drew Otte.

Chair Gesme provided background information regarding the area, noting that there initially were plans for a cul-de-sac.

Chair Gesme discussed Mr. Otte's request for the City to vacate a City right-of-way. Chair Gesme stated that he has reviewed the application procedure and the next steps with Mr. Otte.

Commissioners spoke in support of the proposal. City Administrator Jensen provided additional background information and relayed comments from the City Engineer with regard to squaring off the property lines.

8. ADJOURN

A motion was made by Commissioner Fox, seconded by Commissioner Hemmah and unanimously carried, to adjourn the meeting. The meeting adjourned at 6:46 p.m.