

**Cannon Falls Planning Commission
Regular Meeting
City Council Chambers
October 21, 2024**

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

COMMISSIONERS ABSENT: Commissioner Bruce Hemmah

OTHERS PRESENT: Zach Logelin, Permit & License Technician

1. CALL TO ORDER

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

2. ROLL CALL

Chair Gesme and Commissioners Fox, Johnson, 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: September 9, 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 regarding items not listed on the agenda.

6. PUBLIC HEARING

A. Conditional Use Permit, Bethel's Rock Church.

Permit & License Technician Logelin reported that the City Code was recently amended to allow religious institutions to operate in B-2 zoning districts with a Conditional Use Permit. He reviewed the CUP request for Bethel's Rock Church to operate at 32057 64th Avenue, Cannon Falls. He suggested that the Planning Commission discuss conditions of approval and referenced a list of potential conditions of approval.

Chair Gesme opened the Public Hearing at 6:33 p.m.

Pastor Brandon Allison from Bethel's Rock Church provided additional background information. He referenced a site plan and detailed how the space would be utilized. He also discussed ways that the church plans to assist the entire community.

No one else spoke during the Public Hearing. The Public Hearing was closed at 6:34 p.m.

7. DISCUSSION

A. Conditional Use Permit, Bethel's Rock Church.

Commissioner Johnson stated her recollection from past discussions that the conditions for religious institutions operating in other residential zoning districts would also apply in B-2 zoning districts. Setback requirements were discussed. Noise and lighting restrictions were discussed. Buffering and screening requirements were discussed. Mr. Logelin reviewed conditions of approval for religious institutions located in other residential zoning districts. It was noted that Bethel's Rock Church would conform to these conditions, with the exception of the side yard requirement. Outdoor events were discussed.

Commissioner Nobach asked about any impacts on the Grand O2 Event Center. Mr. Logelin stated that there should be no issues. He referenced the hours of operation, parking, access, and traffic considerations.

Chair Gesme asked the applicant to state the church's long-term goals pertaining to educational activities. Pastor Brandon Allison stated that there are no plans to operate a school. He added that home school co-ops may be allowed to utilize the space for periodic meetings. Chair Gesme commented that residents had expressed concerns about Bethel's Rock Church opening a school. Pastor Allison discussed the use of classroom space during church services.

Commissioner Nobach expressed agreement that the rules that apply to religious institutions in other zoning districts should also apply in B-2 zoning districts.

Commissioner Fox requested clarification that future religious institutions would need to adhere to all zoning requirements. Mr. Logelin indicated that this would be the case. He stated that additional conditions of approval could be imposed.

A motion was made by Commissioner Johnson to adopt Resolution 2024-16, recommending that the City Council approve a CUP for Bethel's Rock Church, including conditions #1, #2, and #4 as listed in the agenda materials. The motion was seconded by Commissioner Fox, a vote was conducted, and the motion carried unanimously.

8. ADJOURN

A motion was made by Commissioner Nobach, seconded by Chair Gesme and unanimously carried, to adjourn the meeting. The meeting adjourned at 6:54 p.m.