

**Cannon Falls Planning Commission  
Regular Meeting  
City Council Chambers  
January 13, 2025**

**COMMISSIONERS PRESENT:** Commissioners Diane Johnson, Jesse Fox, Brian Douglas, and Isaac Naatz

**COMMISSIONERS ABSENT:** Commissioner Chris Nobach

**OTHERS PRESENT:** Jon Radermacher, City Administrator; Zach Logelin, Permit & License Technician

**1. CALL TO ORDER / ELECTION OF OFFICERS**

The meeting was called to order at 6:30 p.m.

City Administrator Radermacher opened nominations for the position of Chairperson of the Planning Commission. Commissioners Johnson and Nobach were nominated to serve as Chairperson, and Commissioner Johnson was elected to serve as Chair for 2025.

Chair Johnson opened nominations for the position of Vice Chairperson of the Planning Commission. Commissioner Nobach was nominated to serve as Vice Chairperson. There were no other nominations, and Commissioner Nobach was unanimously elected to serve as Vice Chair of the Planning Commission for 2025.

**2. ROLL CALL**

Chair Johnson and Commissioners Douglas, Naatz, and Fox were in attendance.

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF MINUTES: December 9, 2024**

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

**5. PUBLIC INPUT**

Chair Johnson reviewed the public input procedure. There was no public input regarding items not listed on the agenda.

**6. PUBLIC HEARINGS**

**A. Conditional Use Permit, Midwest Building & Equipment, Outdoor Sales Lot.**  
Permit & License Technician Logelin provided background information and reviewed the CUP application. He stated that, as the mall property is zoned B-2, a Conditional Use Permit would be required for this type of use.

Mr. Logelin stated his understanding that the storage sheds would be located in the southwest corner of the mall property. It was noted that sheds have already been located on the property. It was clarified that the storage sheds would be placed on the mall property for promotional and display purposes.

Commissioner Douglas and City Administrator Radermacher noted that, according to the ordinance, the entire outdoor sales lot and off-street parking area is required to be paved. Commissioner Douglas noted that storage sheds are currently set up on a grass lot. Mr. Logelin stated that the Planning Commission could approve the CUP with the condition that the storage sheds be located on a paved surface. Mr. Logelin commented that the mall owner is in favor of the proposed outdoor sales lot lease. It was noted that the outdoor sales lot might attract more visitors to Cannon Falls.

Chair Johnson referenced the draft resolution language.

Following initial discussion of Item 7A, Chair Johnson opened the public hearing for this item at 6:44 p.m.

Dawn Lanning, 32443 64th Avenue Way, Cannon Falls, referenced the storage sheds on the grassy area behind the bank. Commissioners provided information in this regard. It was suggested to look into the status of these structures.

Chair Johnson asked about the status of the existing sheds. Administrator Radermacher discussed legal non-conforming uses. He referenced the difference between the storage sheds for sale and the outdoor storage units that are located on the mall property. The existing indoor and outdoor storage units were further clarified.

Chair Johnson closed the public hearing for this item at 6:38 p.m.

**B. Endres, Cannon Falls LLC, Driveway to Service Timber Ridge Estate Lots.**

This item was discussed following discussion of Item 7A. Chair Johnson opened the public hearing for this item at 6:42 p.m.

Ken Rohr, 31029 County 25 Boulevard, Cannon Falls, stated that his property is located adjacent to the new development. He expressed concerns about stormwater run-off from the two lots on the downhill side. He stated that there are no catch basins. He clarified the location of his property. He questioned the need for variances, stating that the development should have been better planned. He commented that proper stormwater management systems should be required.

Chair Johnson asked about stormwater mitigation, and Mr. Logelin stated his understanding that no catch basins are planned.

Dawn Lanning, 32443 64th Avenue Way, Cannon Falls, stated that her interest in this matter pertains only to the fair and equitable application of local ordinances. She stated that she felt sympathy for the homeowners along 72nd Avenue Way who were forced to pave the access roads in front of their homes so that another developer could benefit. She stated that these property owners were put into this situation because the City did not enforce existing ordinances when the development was built. She expressed opposition to the proposed variance. She stated that the proposal does not meet the criteria for granting a variance, such as a hardship if the variance is not granted. She noted that the hardship cannot be based on finances, adding that there is nothing unique about the lots in question. She detailed the criteria for granting a variance and asked whether the proposed variance meets these criteria.

Ms. Lanning also referenced ordinances relating to subdivision development and asked whether the developer has met the land dedication requirements. Chair Johnson commented that two park areas have been dedicated.

Ms. Lanning referenced City ordinance language relating to paved street requirements and an approved landscaping plan. She also stated that, if a variance is granted, it should be recorded on the deeds to these lots to protect future property owners. She reiterated the criteria that must be met in order for a variance to be granted and asked what is unique about these lots compared with the situation that occurred on 72nd Avenue Way.

Ken Rohr asked whether the lots under discussion are up for sale and inquired regarding the building permit approval process. Chair Johnson provided information in this regard.

No one else spoke during the public hearing. Chair Johnson closed the public hearing for this item at 7:07 p.m.

## **7. DISCUSSION**

### **A. Conditional Use Permit, Midwest Building & Equipment.**

This item was discussed following discussion of Item 6A.

Following the public hearing, the CUP application was further discussed and a re-vote conducted on the motion. Commissioner Fox, who had initially voted nay on the motion, commented that he had no issue with the sheds being located on the grass, but also had no concerns about the motion language.

A motion was made by Commissioner Douglas to adopt Resolution 2026-01, recommending approval of the CUP by the City Council, with a condition that the storage sheds be located on a paved surface. The motion was seconded by Commissioner Naatz, a re-vote was conducted, and the motion carried unanimously.

**B. Variance, Cannon Falls LLC.**

This item was discussed following discussion of Item 6B.

Commissioner Douglas commented that land to the south of the development is not located with the City limits. He expressed opposition to granting a variance.

Commissioner Naatz agreed with these comments, noting that the developer was aware of the topography and other issues relating to the estate lots. He stated that access roads should be the developer's responsibility.

Commissioner Fox commented that the lack of a variance would make it more difficult for the developer to sell the estate lots, as the cost of the access road would need to be incorporated into the purchase price for the lots. He suggested that the developer clarify the expectations with prospective buyers, to avoid expensive surprises in the future.

Chair Johnson referenced the current City policy relating to paved driveways.

A motion was made by Commissioner Douglas to adopt Resolution 2025-04, recommending denial of the variance application by the City Council. The motion was seconded by Commission Naatz, a vote was conducted, and the motion carried unanimously.

**C. Change in Planning Commission Meeting Start Time.**

Permit & License Technician Logelin referenced a potential conflict with Library Board meetings. Chair Johnson stated her understanding that the Library Board intends to consider a change to their meeting schedule. No action was taken.

**8. ADJOURN**

A motion was made by Chair Johnson, seconded by Commissioner Douglas and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:15 p.m.