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## Planning Commission-Regular Meeting

Monday, January 12, 2026 @ 6:30pm  
City Council Chambers  
918 River Rd.  
Cannon Falls, MN 55009

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### Call to Order

**Roll Call: D. Johnson, Nobach, Douglas, Naatz, C. Johnson**

### Approval of Agenda

### Approval of Minutes

**PUBLIC INPUT:** Public Input is intended to afford the public an opportunity to address concerns to the Planning Commission. The Public Input will be no longer than 30 minutes in length and each speaker will have no more than three (3) minutes to speak. Speakers may address topics relevant to the governance of the City. Speakers must sign up in advance and must provide their name, address and topic they intend to address. Comments must be on topic, respectful, pertinent to the City business and adhere to the applicable Data Privacy rules. Any speaker that violates these rules will be asked to sit down and if the speaker refuses to comply, they may be removed from the hearing. Speakers shall not address topics that are the subject of a public hearing; all such comments shall be made at the public hearing. The Planning Commission will not generally act on issues raised by the Public Input but may choose to schedule consideration of the item on a future agenda.

### Public Hearings

1. Conditional Use Permit for Outdoor Storage in I-2, General Industrial
2. **RESCHEDULED** - Northern States Power Company – Conditional Use Permit
3. **RESCHEDULED** - Northern States Power Company – Variance

### Discussion

1. Conditional Use Permit for Outdoor Storage in I-2, General Industrial

### Adjourn

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### **Upcoming Meeting Schedule:**

Next Regular City Council Meeting: January 20<sup>th</sup>, 2026

Next Regular Planning Commission Meeting: February 9<sup>th</sup>, 2026

**Cannon Falls Planning Commission  
Regular Meeting  
City Council Chambers  
December 8, 2025**

**COMMISSIONERS PRESENT:** Chair Diane Johnson; Commissioners Jesse Fox, Brian Douglas, Chris Nobach, and Isaac Naatz

**COMMISSIONERS ABSENT:** All members were in attendance

**OTHERS PRESENT:** Jon Radermacher, City Administrator; Izzy Carlson, License & Permit Technician

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Roll call was conducted. Chair Johnson and Commissioners Douglas, Naatz, Fox, and Nobach were in attendance.

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF MINUTES: November 10, 2025**

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

**5. PUBLIC INPUT**

There was no public input.

**6. PUBLIC HEARING**

There were no public hearings.

**7. DISCUSSION**

**A. Ordinance Amending Cannon Falls City Code Relating to the Cannon Valley Fair – No Action.**

Chair Johnson indicated that there would be discussion of this item but no action taken during the meeting.

License & Permit Technician Carlson provided background information and referenced the agenda materials. She reported that an open forum was recently conducted at City Hall, during which members of the public were invited to share their thoughts and ideas regarding the proposed ordinance. Ms. Carlson summarized the feedback that was received.

- Community members expressed approval of Cannon Valley Fair activities.

- Opposition was expressed relating to camping and outdoor storage on the fairgrounds.
- Many residents felt that the proposed ordinance language was too ambiguous
- Residents expressed concerns about potential actions by future City Council members, future Planning Commission members, and Fair Board members.
- Members of the public desired more focus on agricultural events and less focus on motorized events.
- Concerns were expressed relating to excessive noise during events at the fairgrounds.
- Residents described their experiences relating to interactions with City and Fair Board representatives.
- Community members who could not attend the open house had an opportunity to submit email communication.

Chair Johnson thanked License & Permit Technician Carlson for conducting the open forum.

Commissioner Nobach referenced sound data that was collected during a monster truck event that was held at the fairgrounds this past fall. He asked how noise issues relating to other types of motorized events would be handled in the future. Ms. Carlson indicated that community members who participated in the open forum were opposed to motorized or loud events at the fairgrounds. She stated that during a recent meeting with Fair Board representatives there was discussion of a reduction in the frequency of events, a change in the definition of special events, the removal of motorized events from this category, and changes to the duration of motorized events.

Commissioner Nobach asked what would happen if there is noncompliance with the noise standards. City Administrator Radermacher reviewed the noise standards and summarized his conversations with MPCA representatives relating to mitigation strategies. Commissioner Nobach commented that mitigation strategies may be challenging for the Fair Board to implement.

Chair Johnson referenced past Planning Commission discussions of events at the fairgrounds. She relayed comments from former Planning Commission member Bruce Hemmah, who suggested focusing on activities that promote agriculture. She commented regarding concerns that have been raised about allowing other types of activities at the fairgrounds, even though these events bring in revenue. She suggested allowing motorized events only during the Cannon Valley Fair and perhaps on a couple other occasions during the year.

Commissioner Nobach stated his opinion that, while it is the City's responsibility to enforce the City Code, it is the responsibility of the Cannon Valley Fair Association to define the nature of the Cannon Valley Fair. Chair Johnson commented that, because the fairgrounds is located within a residential area, the City does have some control over the activities that take place.

Commissioner Nobach asked about a pre-approved permitting process for events that take place at the fairgrounds, similar to the process for Downtown events. License & Permit Technician Carlson and Chair Johnson commented that there are restrictions on land uses within residential zoning districts.

Ms. Carlson stated that Conditional Use Permits are typically not applicable for short-term events and activities, noting that Interim Use Permits may be more applicable for short-term events. She added that the process of approving an IUP is rather tedious. Administrator Radermacher commented that a Public Hearing would be required and noted that there are limitations on the types of interim uses that could be permitted. Commissioner Fox commented that the types of events would need to be specifically defined. Administrator Radermacher noted that creating interim uses in R-2 zones could result in unintended consequences. Commissioner Naatz commented regarding the challenges of mitigating noise in a residential area.

Commissioner Naatz asked about community member opposition to camping and outdoor storage. License & Permit Technician Carlson summarized comments in this regard.

Commissioner Douglas asked whether tractor pulls or demolition derbies would be allowed during the Cannon Valley Fair. He also asked whether noise standards would be applied during the Cannon Valley Fair. Administrator Radermacher stated his understanding that activities during the Cannon Valley Fair would be exempted from enforcement of noise standards.

Commissioner Fox commented that residents appear to want no outdoor storage, no camping, and noisy activities only during the Cannon Valley Fair. He stated that this presents a challenge to the Fair Board in terms of financial viability. He commented that the Fair Board is a volunteer organization. He suggested some give-and-take in terms of what residents could tolerate in order for the Cannon Valley Fair to continue to exist. Commissioner Douglas commented that the Fair Board also needs to be willing to compromise and explore potential revenue-generating ideas, perhaps including the establishment of a Friends of the Fair organization. Commissioner Fox commented regarding the time and investment involved in planning, promoting, and putting on events.

Chair Johnson commented that motorized racing events are a relatively new activity at the fairgrounds. She asked whether these events have been profitable. She also noted that these types of events change the nature of the neighborhood in which the fairgrounds is located. She asked how the process should proceed.

Commissioner Fox suggested listening to all sides and then making some tough choices to arrive at a solution, even though no one will be totally satisfied with the outcome. He provided an example of a potential agreement.

Commissioner Naatz commented that the public may be more comfortable with the ordinance if the language was less ambiguous. Administrator Radermacher clarified that the draft ordinance language was intended to initiate discussion. He commented that the Fair Board is willing to make concessions. He suggested developing definitions, alleviating ambiguity, and creating specific limits. He provided examples of activities conducted by other service clubs to raise revenue to promote the mission of the organization. He reviewed the current interim uses that are allowed in the R-2 zoning district. He also relayed information from the City Attorney.

Commissioner Nobach expressed concerns that the ordinance language as drafted would give the Fair Board the authority to do whatever it wants.

Commissioner Fox summarized conversations he has had with Fair Board Member Ferlin Miller. He stated that the Fair Board recognizes the need to address resident concerns but also needs to find ways to keep the fair solvent. Commissioner Nobach reiterated his concerns about opening up a can of worms.

Chair Johnson asked whether an ordinance creating a new fairgrounds zoning district could be written in such a way that it could not easily be changed, such as requiring a supermajority vote of the City Council. Administrator Radermacher reviewed the voting rules for approving zoning changes. Chair Johnson commented that this requirement might provide more reassurance to the community. Commissioner Douglas commented that there is currently only one fairgrounds zoning district in Minnesota. Administrator Radermacher commented that agricultural societies are exempted from zoning regulations. He noted that the Cannon Valley Fair Association is not an agricultural society. He clarified that the fair has operated as a legal nonconforming use. He noted that the micro-sprint racetrack did not receive the required permitting. He stated that the Fair Board is willing to discuss the creation of a fairgrounds district and a list of activities that would be acceptable in that zoning district. Commissioner Douglas suggested that the Fair Board and the community agree on the list of allowable activities prior to the formation of a fairgrounds zoning district. Administrator Radermacher reviewed the procedures that have been conducted to this point and discussed community engagement in the process. He provided suggestions for moving the process forward.

Chair Johnson suggested generating a list of allowed and non-allowed activities, for further consideration. Commissioner Fox commented regarding the varying opinions that have been expressed over many months of discussion. He suggested hammering out a compromise that everyone can live with for now, which may need to be amended in the future. Commissioner Nobach referenced legal considerations.

Commissioner Douglas suggested asking the Fair Board to indicate which activities they would be willing to eliminate that would help address concerns expressed by community members. He also suggested that the Fair Board consider other revenue-generating options, such as raising ticket prices. Commissioner Fox commented that the Fair Board would like to have as many options available as possible. Commissioners discussed the challenges of adhering to noise standards. Commissioner Douglas provided suggestions for hosting events, followed by evaluation of these events afterwards. Administrator Radermacher clarified that the Fair Board understands the concerns associated with past motorized events and is willing to explore non-motorized events.

Commissioner Nobach commented that the public has expressed concerns on numerous occasions, noting that the draft ordinance language would allow the types of activities about which concerns have been expressed. Commissioner Fox agreed with the need for more specific definitions and language. Administrator Radermacher provided examples of restrictions and limitations. Commissioner Naatz agreed with working within the framework, noting that some activities would be non-starters due to noise concerns. Commissioner Nobach quoted draft language relating to special events and suggested approving events on a case-by-case basis. Administrator Radermacher cautioned against establishing an arbitrary decision-making process.

It was discussed that the Fair Board will need to understand the procedures and restrictions within the next couple of months, in order to plan for 2026 events and activities at the fairgrounds.

Commissioner Douglas asked about regulating events conducted by other nonprofit organizations. Administrator Radermacher clarified the City's responsibility in terms of regulating land uses from a zoning ordinance perspective.

Commissioner Naatz asked what is being requested from the Planning Commission at this time. Commissioner Nobach suggested asking the Fair Board to submit a minimum list of events and activities that would need to be conducted in order for the organization to continue to operate. Draft ordinance language relating to motor sports activities was discussed.

Chair Johnson suggested asking City staff to draft revised ordinance language. Commissioner Fox suggested incorporating community feedback into the current framework. Administrator Radermacher reviewed how the draft language was developed, with input from City staff, Mayor Montgomery, and representatives of the Fair Board. He reviewed the procedure that would need to be followed at this point. He stated that, because the consensus of Planning Commission is to reject the current draft document, another Public Hearing would need to be conducted if a new ordinance language is drafted. He suggested stakeholder buy-in before this happens. A potential work session was discussed.

It was suggested to form a stakeholder group and invite representatives from the neighborhood, the Planning Commission, the Fair Board, the City Council, and City staff to participate. This group would meet together and develop recommendations. Commissioners Naatz and Douglas volunteered to participate. The process of selecting the other stakeholder representatives was discussed. Quorum considerations were referenced.

The anticipated timeline for Planning Commission and City Council action relating to this matter was reviewed.

Commissioner Douglas referenced past Planning Commission discussion of a motorcycle shop in a residential area. Administrator Radermacher reviewed the results of a sound study, noting that there were no violations of the noise standards.

## **8. ADJOURN**

A motion was made by Commissioner Fox, seconded by Commissioner Douglas and unanimously carried, to adjourn the meeting. The meeting adjourned at 8:12 p.m.



Planning and Zoning Department  
918 River Road, Cannon Falls, MN 55009  
507-263-9308

To: City of Cannon Falls Planning Commission  
From: Izzy Carlson, License and Permit Technician  
Meeting Date: January 12<sup>th</sup>, 2026

**AGENDA ITEM: Conditional Use Permit for Outdoor Storage**

The Planning Commission will hold a public hearing and consider a request for a Conditional Use Permit to allow Outdoor Storage at 3310 Minnesota Highway 20, Cannon Falls, MN 55009.

**ATTACHMENTS:**

- Development Application
- Overview of Parcel
- Survey of Property
- Site Plan
- City Code Section 152.688(H)  
Open and Outdoor Storage
- City Code Section 152.070  
Conditional Use Permits
- Resolutions

**PUBLIC HEARING NOTICE PUBLISHED IN THE BEACON ON 12/25/25**

Notice is hereby given that the Planning Commission of the City of Cannon Falls, Minnesota, will meet at 6:30 p.m. in the City Council Chambers of City Hall, on January 12th, 2026, to hold a Public Hearing to consider a Conditional Use Permit for Outdoor Storage within the I-2, General Industrial District at 3310 Minnesota Highway 20, Cannon Falls, MN 55009.

Legal Description of Property:

Lot 7, Block 2, Business Park North, Goodhue County, Minnesota according to the recorded plat thereof

More detailed information relating to the application is available for public inspection at City Hall, 918 River Road, Cannon Falls, MN 55009.

Anyone interested in offering comments regarding the proposal will be given an opportunity to do so at this hearing.

**PLANNING REVIEW AND SUMMARY:**

**Applicant Information**

- Applicant: Knutson Construction
- Property Owner: Cannon MN20 LLC

**Property Information:**

- PID: 52.110.0110
- Address: 3310 Minnesota Hwy 20, Cannon Falls, MN 55009
- The property is currently zoned as I-2, General Industrial

- The property consists of approximately 11.57 acres
- The surrounding land use includes I-2, General Industrial
- No portions of the property are designated Shoreland or Floodplain.
- A small portion of the site contains wetlands (NE Corner).

**Proposed Uses**

- The current plan is for the building to be used both by Cannon Equipment and Knutson Construction. The outdoor storage will be for Knutson Construction's equipment.
- **Equipment to be stored outside:**
  - o Jobsite trailers
  - o Skid steers
  - o Forklifts
  - o Trucks
  - o Formwork
  - o Scaffolding
  - o RT Cranes
  - o Concrete supplies
  - o Masonry equipment
  - o Buggies, mixers

**Planning Information**

- City Code Section 152.688(H) requires a Conditional use Permit for outdoor storage within the I-2 District.
- **The following conditions must be met in order to grant the CUP:**
  - o The storage area is landscaped and screened from view of neighboring uses, residential zoning districts and public rights-of-way per § 152.279 of this chapter;
  - o Storage area is fenced in a manner approved by the city;
  - o Storage area is blacktopped or concrete surfaced unless specifically approved by the City Council;
  - o All lighting shall be in compliance with § 152.187 of this chapter or other lighting standards in place at the time of project approval;
  - o The storage area does not take up parking space as required for conformity to this chapter;
  - o The property shall not abut property zoned for residential or business use;
  - o The storage area is not located in a front yard;
  - o The storage area shall not abut a school or a public park; and
  - o Storage shall not include material considered hazardous under federal or state environmental law.

**STAFF RECOMMENDATION**

Staff recommend approval of the Conditional Use Permit for Outdoor Storage at 3310 MN-20.

**RECOMMENDED PLANNING COMMISSION ACTION**

Motion to recommend approval of Planning Commission Resolution 2026-01.



**DEVELOPMENT APPLICATION**

918 River Road  
 Cannon Falls, MN 55009  
 507-263-9312

**SUBJECT TO STAFF REVIEW**

**Street Location of Property: 3310 MN Cannon Falls MN 55009**

**Legal Description of Property: Business Park North Lot-007 Block-002 11.57 AC Lot 7  
 BLK 2 Doc #651227**

Owner of Record:      Name: Cannon MN 20 LLC  
  
    Daytime Phone: 952-221-8067  
  
    Address: 8682 Eagle Creek Cir  
  
    Savage MN 55378

Applicant (if other      Name: Mid-America Building LLC  
 than owner)  
  
    Daytime Phone: 507-251-7667  
  
    Address: 2746 Superior Dr NW Suite 210  
  
    Rochester MN 55901

Notary Stamp

E-Mail Address: [chad@coreregrp.com](mailto:chad@coreregrp.com), [TLeimer@KnutsonConstruction.com](mailto:TLeimer@KnutsonConstruction.com)

**Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)**

- |          |                                     |   |                          |                                   |
|----------|-------------------------------------|---|--------------------------|-----------------------------------|
| Request: | <input checked="" type="checkbox"/> | Conditional Use Permit                    | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
|          | <input type="checkbox"/>            | Subdivision                               | <input type="checkbox"/> | Variance                          |
|          |                                     | <input type="checkbox"/> Concept          | <input type="checkbox"/> | Interim Use Permit                |
|          |                                     | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> | Amendment                         |
|          |                                     | <input type="checkbox"/> Final Plat       | <input type="checkbox"/> | CUP/PUD                           |
|          |                                     | <input type="checkbox"/> Administrative   | <input type="checkbox"/> | Site Plan Review                  |
|          | <input type="checkbox"/>            | Administrative Permit                     | <input type="checkbox"/> | Special Home Occupation           |
|          | <input type="checkbox"/>            | Vacation                                  | <input type="checkbox"/> | Annexation Petition               |
|          | <input type="checkbox"/>            | Comp Plan Amendment                       | <input type="checkbox"/> | Appeal                            |
|          | <input type="checkbox"/>            | Other                                     |                          |                                   |

**ERKEL, ROBERT /050503 /GA039**

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**Note:** Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: \_\_\_\_\_

Date Submission Deemed to be Complete: \_\_\_\_\_

Give detailed description of project and reason for conditional use or variance, if applicable:

**Buyer is seeking the approval of outdoor storage, See Exhibit A for a site plan, and Exhibit B for a summary of the items planned for the exterior storage.**

**SUPPORTING DOCUMENTATION:** Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

**APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION:** Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification, and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

**SIGNED:**



Property Owner

Date: 12-18-25



Applicant (if not the Property Owner)

Date: 12/18/2025

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**FOR CITY USE ONLY**

Date Application Filed: 12/19/25

Basic Fees: \$450.00

Received By: 12/19/25

Escrow Deposit: N/A

Evidence of Ownership Submitted:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required
Certified Lot Survey:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required
Legal Description Adequate:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Required

Date of Planning Commission Meeting: 1/12/26

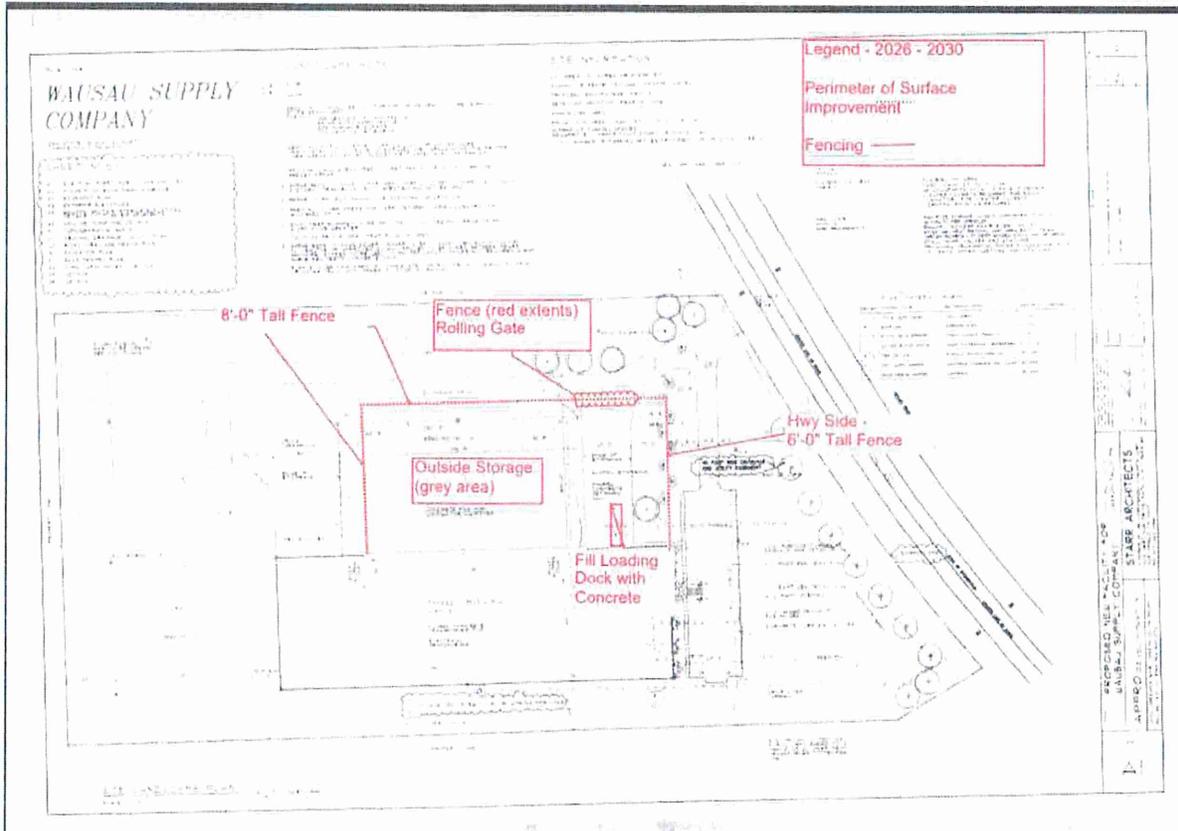
Recommendation of Planning Commission on: \_\_\_\_\_  Approve  Deny

Recommendation of City Council on: \_\_\_\_\_  Approve  Deny

Subject to following conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Exhibit A—Site Plan



## **Exhibit B—Storage Use**

- a. Permanent Installs
    - i. Knutson Monument Sign
    - ii. Yard Lights
  - b. Exterior Storage
    - i. Jobsite Trailers
    - ii. 20 White Painted Containers
  - c. Equipment
    - i. Skid steers, Forklifts, Trucks, Trailers, Formwork (peri exterior, Symons interior), Scaffolding, (2) RT Cranes
  - d. Delivery Equipment
    - i. 2-4 Trucks & Trailers
  - e. Fueling Station
  - f. Consumables (None temperature controlled)
    - i. Concrete Supplies storage
    - ii. Masonry Equipment
    - iii. Buggies, mixers, etc
-

# 3310 MN-20

ArcGIS Web Map



12/18/2025, 11:19:12 AM

Goodhue County Roads

— CEM; ; OCTY; OCRLN; CTRLN

— SHWY

Imagery2025

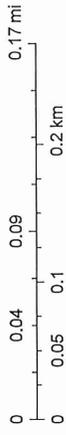
▭ Parcels

■ Red: Band\_1

■ Green: Band\_2

■ Blue: Band\_3

1:4,948



# 152.688 Conditional Uses

100kV, as regulated by §§ 152.385 through 152.389 of this chapter;

(F) Manufacture of materials, including but not limited to, rubber, corrosive acids, petroleum and chemical products, which pose potential health and safety risks and which when produced give off potentially noxious odors provided that:

- (1) All applicable State Pollution Control Agency requirements are satisfactorily met;
- (2) A drainage system subject to the approval of the City Engineer shall be installed;
- (3) Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with § 152.279 of this chapter;
- (4) Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer;
- (5) Provisions are made to control and minimize noise, air and water pollution;
- (6) Exterior liquid storage tanks shall comply with the standards of §152.192 of this chapter; and
- (7) All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare or public betterment can be served as well or better by modifying the conditions.

(G) Mini self-storage facilities provided that:

- (1) At least 25% of the site is open green space which is sodded and intensely landscaped in accordance with a plan approved by the City Council;
- (2) No buildings shall be located closer than 25 feet to each other to allow for parking, loading, driveway and fire lanes;
- (3) No single building shall be greater than 150 feet in length;
- (4) Adequate space is provided for snow storage;
- (5) All structures are to be within 200 feet of a fire hydrant;
- (6) All storage buildings are to be equipped with an approved fire suppression system which will be subject to review and approval of the City Building Official and the Fire Department;
- (7) Every 2,000 square feet of the storage structure is to be separated by a fire wall and a complete and comprehensive fire alarm system with smoke detectors shall be initiated in each structure subject to the review and approval of the Fire Department;
- (8) All driveways and parking areas are to be hard (blacktop or concrete) surfaced and adequate turning radius for fire truck maneuverability is to be maintained throughout the site. Designated snow storage space is to be provided to ensure adequate and safe access during winter months;
- (9) If an on-premises caretaker dwelling unit is provided on site, construction of the dwelling unit shall conform to all design standard regulations for multiple-family dwelling units of the State Building Code;
- (10) Any structures having exposure to an adjacent residential use or public right-of-way, park or similar public use areas shall be of brick, natural stone, wood or stucco facing material; and
- (11) No retailing, wholesaling, manufacturing, repair or other activity other than storage is to occur within the self storage, mini warehousing facility.

(H) Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:

- (1) The storage area is landscaped and screened from view of neighboring uses, residential zoning districts and public rights-of-way per § 152.279 of this chapter;
- (2) Storage area is fenced in a manner approved by the city;
- (3) Storage area is blacktopped or concrete surfaced unless specifically approved by the City Council;
- (4) All lighting shall be in compliance with §152.187 of this chapter or other lighting standards in place at the time of project approval;
- (5) The storage area does not take up parking space as required for conformity to this chapter;
- (6) The property shall not abut property zoned for residential or business use;
- (7) The storage area is not located in a front yard;
- (8) The storage area shall not abut a school or a public park; and
- (9) Storage shall not include material considered hazardous under federal or state environmental law.

(I) Refuse/garbage collection provided that:

## **ADMINISTRATION; CONDITIONAL USE PERMITS**

### **§ 152.070 PURPOSE.**

The purpose of a conditional use permit is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

(Prior Code, § 11-5-1) (Ord. 258, passed 5-4-2006)

### **§ 152.071 PROCEDURE.**

An application for a conditional use permit requires a public hearing and is to be processed in accordance with the procedures outlined in § 152.037 of this chapter.

(Prior Code, § 11-5-2) (Ord. 258, passed 5-4-2006)

### **§ 152.072 CRITERIA.**

The Planning Commission shall consider possible effects of the proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:

- (A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
- (B) The proposed use is or will be compatible with present and future land uses of the area;
- (C) The proposed use conforms with all performance standards contained in this code;
- (D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and
- (E) Traffic generation by the proposed use is within capabilities of streets serving the property.

(Prior Code, § 11-5-3) (Ord. 258, passed 5-4-2006)

### **§ 152.073 GENERAL PERFORMANCE STANDARDS.**

As may be applicable, the evaluation of any proposed conditional use permit request shall be subject to and include, but not be limited to, the following general performance standards and criteria.

- (A) The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right-of-way shall be provided.
- (B) The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with §§ 152.255 through 152.264 of this chapter.
- (C) If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect the areas from encroachment by parked or moving vehicles.
- (D) Adequate off-street parking and off-street loading shall be provided in compliance with §§152.255 through 152.264 of this chapter.
- (E) Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district and provided in compliance with §§ 152.255 through 152.264 of this chapter.
- (F) Whenever a nonresidential use is "adjacent" to a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with §§ 152.275 through 152.281 of this chapter.
- (G) General site screening and landscaping shall be provided in compliance with §§152.275 through 152.281 of this chapter.
- (H) All exterior lighting shall be so directed so as not to cast glare toward or onto the public right-of-way or neighboring residential uses or districts and shall be in compliance with § 152.187 of this chapter.
- (I) Potential exterior noise generated by the use shall be identified and mitigation measures, as may be necessary, shall be imposed to ensure compliance with § 152.191 of this chapter.
- (J) The site drainage system shall be subject to the review and approval of the City Engineer.
- (K) The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.

(L) All signs and informational or visual communication devices shall be in compliance with §§152.350 through 152.359 of this chapter.

(M) The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city.

(N) Any applicable business licenses mandated by the city code are approved and obtained.

(O) The hours of operation may be restricted.

(P) The use complies with all applicable performance standards of the zoning district in which it is located and where applicable, any nonconformities shall be eliminated.

(Q) All additional conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying or expanding the conditions set forth herein.

(Prior Code, § 11-5-4) (Ord. 258, passed 5-4-2006)

#### **§ 152.074 REVOCATION.**

The Planning Commission may recommend, and the City Council may direct, the revocation of any conditional use permit for cause upon determination that the authorized conditional use is not in conformance with the conditions of the permit or is in continued violation of this chapter, city codes or other applicable regulations. The City Council or Planning Commission shall initiate an application and the Zoning Administrator shall notify the responsible person that they have an opportunity to show cause why the permit should not be revoked. The application shall be processed and considered pursuant to § 152.037 of this chapter. The Zoning Administrator shall provide the responsible person a copy of the proceedings and findings of the Planning Commission and City Council.

(Prior Code, § 11-5-5) (Ord. 258, passed 5-4-2006)

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**PLANNING COMMISSION 2026-01**

**CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE FOR KNUTSON  
CONSTRUCTION**

**WHEREAS**, Knutson Construction has made an application for a Conditional Use Permit as regulated by the Zoning Ordinance; and,

**WHEREAS**, the purpose of the request is to allow Outdoor Storage within the I-2, General Industrial District located in the City of Cannon Falls legally described on the attached Exhibit A (“The Property”); and,

**WHEREAS**, the Planning Commission conducted a hearing on January 12<sup>th</sup>, 2026, to accept testimony relating to the application; and,

**WHEREAS**, the Planning Commission finds the granting of the Conditional Use Permit is reasonable and in conformance with the City of Cannon Falls Comprehensive Plan.

NOW THEREFORE, the Planning Commission of the City of Cannon Falls makes the following:

**FINDINGS**

1. The applicant is requesting a Conditional Use Permit for the purpose of outdoor storage.
2. The property is currently zoned as I-2, General Industrial District.
3. City Code Section 152.688 requires Conditional Use Permits for outdoor storage within the I-2 District.
4. City Code § 152.070 states:

The purpose of a conditional use permit is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

5. City Code § 152.072 states, in relevant part:

The Planning Commission shall consider possible effects of the proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:

(A) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;

(B) The proposed use is or will be compatible with present and future land uses of the area;

(C) The proposed use conforms with all performance standards contained in this code;

(D) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and

(E) Traffic generation by the proposed use is within capabilities of streets serving the property.

6. Minn. Stat. § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate use of land within the City through zoning regulations.

7. The time limit for a decision on the Applicant's application will not expire until February 16, 2026

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Cannon Falls and based upon the information received and the above Findings:

1. The Planning Commission of the City of Cannon Falls does hereby approve the requested Conditional Use Permit.

**ADOPTED** by the City of Cannon Falls this 12<sup>th</sup> day of January 2026

**CITY OF CANNON FALLS**

\_\_\_\_\_  
Diane Johnson, Planning Commission Chair

ATTEST: \_\_\_\_\_  
Jon Radermacher, City Administrator

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Lot 7, Block 2, BUSINESS PARK NORTH, Goodhue County, Minnesota, according to the recorded plat thereof.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**PLANNING COMMISSION 2026-01**

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**WHEREAS**, the Planning Commission conducted a hearing on January 12<sup>th</sup>, 2026, to accept testimony relating to the application; and,

**WHEREAS**, the Planning Commission agrees to deny the Conditional Use Permit due to the following conditions not being met in the application:

*1) (List conditions, findings of facts for denial)*

**WHEREAS** The Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for a Conditional Use Permit, be denied, for failing to meet the aforementioned conditions, and due to the failure of the application to address the conditions, the application process is incomplete and thus should be denied.

**NOW THEREFORE, LET IT BE RESOLVED BY THE CITY OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA**, that based on the findings of the Planning Commission which hereby recommends denial by the City Council that the Conditional Use Permit, due to the application being incomplete.

**ADOPTED** by the Planning Commission of Cannon Falls this 12<sup>th</sup> day of January 2026.

**CITY OF CANNON FALLS**

\_\_\_\_\_  
Diane Johnson, Planning Commission Chair

ATTEST: \_\_\_\_\_  
Jon Radermacher, City Administrator

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CANNON FALLS Since 1876  
**BEACON**

Printer's AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA

**1/12 Public Hearing**

City of Cannon Falls

Jean Hoeft, being duly sworn, on oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as the Cannon Falls Beacon, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, or 331A.07, and other applicable laws, as amended.

(B) The printed Notice, which is attached, was cut from the columns of said newspaper, and was printed and published once each week, for 1 successive issue(s); it was published on:

**Thursday, January 01, 2026**

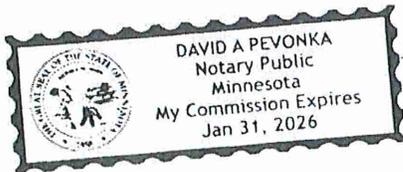
Printed below is a copy of the lowercase alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

By: *Jean Hoeft*

Title: Customer Service Representative

Subscribed and sworn to before me on this 1st day of January, 2026.



Notary Public: *DAPE*

Printed Name: David A Pevonka

My Commission Expires: Jan 31, 2026

## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Cannon Falls, Minnesota, will meet at 6:30 p.m. in the City Council Chambers of City Hall, on January 12th, 2026, to hold a Public Hearing to consider a Conditional Use Permit for Outdoor Storage within the I-2, General Industrial District at 3310 Minnesota Highway 20, Cannon Falls, MN 55009.

Legal Description of Property:

Lot 7, Block 2, Business Park North, Goodhue County, Minnesota according to the recorded plat thereof

More detailed information relating to the application is available for public inspection at City Hall, 918 River Road, Cannon Falls, MN 55009.

Anyone interested in offering comments regarding the proposal will be given an opportunity to do so at this hearing.

Izzy Carlson

License and Permit Technician

507-263-9308

(Jan. 1, 2026) 282866

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