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## Planning Commission-Regular Meeting

Monday, March 9, 2026 @ 6:30pm  
City Council Chambers  
918 River Rd.  
Cannon Falls, MN 55009

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### Call to Order

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

### 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 – NONE

### Discussion and Action

- Ordinance Amending Cannon Falls City Code Relating to the Cannon Valley Fair

### Adjourn

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### Upcoming Meeting Schedule

Next Regular City Council Meeting: March 17<sup>th</sup>, 2026  
Next Regular Planning Commission Meeting: April 13<sup>th</sup>, 2026

**Cannon Falls Planning Commission  
Regular Meeting  
City Council Chambers  
January 12, 2026**

**COMMISSIONERS PRESENT:** Chair Diane Johnson; Commissioners Brian Douglas, Chad Johnson, 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 D. Johnson at 6:30 p.m.

**2. ROLL CALL**

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

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF MINUTES: December 8, 2025**

A motion was made by Commissioner Nobach, seconded by Commissioner C. Johnson 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 Outdoor Storage in I-2, General Industrial.**

License & Permit Technician Carlson provided background information and an overview of a Conditional Use Permit application submitted by Knutson Construction to allow outdoor storage. She noted that a CUP is required in the I-2 zoning district. She stated that the application meets all of the required conditions. She referenced draft resolutions to recommend approval or denial of the CUP request.

Chair D. Johnson reviewed the Public Hearing procedure and opened the Public Hearing at 6:33 p.m.

Erin McMahon, Hoffman Street, Cannon Falls, stated her understanding that Knutson Construction would be storing cranes on the site. Ms. McMahon inquired about the height of the crane equipment and whether political or other signage would be allowed to hang off of the cranes.

No one else spoke during the Public Hearing. Chair D. Johnson closed the Public Hearing at 6:34 p.m.

**B. Northern States Power Company – Conditional Use Permit.**

*The Public Hearing was rescheduled.*

**C. Northern States Power Company – Variance.**

*The Public Hearing was rescheduled.*

**7. DISCUSSION**

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

Commissioner C. Johnson asked whether the City can regulate signage content. City Administrator Radermacher indicated that the City cannot regulate signage content, noting that this is protected by First Amendment freedom of speech. He clarified that the City can regulate signage in terms of size, placement, and manner.

Chair D. Johnson asked about the crane height. Tom Leimer, Senior Vice President of Knutson Construction, indicated that the cranes would be truck cranes and not tower cranes.

Commissioner C. Johnson inquired regarding the storage containers. Mr. Leimer described the storage boxes and provided additional background information. He indicated that Knutson Construction is in the process of purchasing a nearby property. He stated that there may not be any outdoor storage for 6 to 12 months, noting that the company desires the flexibility to do so in the future.

Commissioner Douglas inquired regarding the location of the storage area. Mr. Leimer indicated that a short- and long-range master plan would be developed for the site and submitted to the City for approval.

Commissioner Nobach referenced the paving requirement and noted that the application appears to meet this requirement.

A motion was made by Commissioner C. Johnson to adopt Resolution 2026-01, recommending approval of the CUP request as submitted. The motion was seconded by Commission Naatz, a voice vote was conducted, and the motion carried unanimously.

**8. ADJOURN**

Chair D. Johnson welcomed alternate Commissioner C. Johnson to the Planning Commission. She reviewed the application process for the vacant seat.

Commissioner Nobach inquired regarding the proposed Fairgrounds ordinance. City Administrator Radermacher stated his hope that draft ordinance language will be presented during the next Planning Commission meeting.

A motion was made by Commissioner Nobach, seconded by Commissioner Naatz and unanimously carried, to adjourn the meeting. The meeting adjourned at 6:40 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: March 9, 2026

**AGENDA ITEM: ORDINANCE AMENDING CANNON FALLS CITY CODE RELATING TO THE CANNON VALLEY FAIR**

The Planning Commission will consider a request to rezone land located at the following PID Nos. 521200040, 525400030, 525000290, 521800030, and 521004230. The request is to rezone from UR, Urban Reserve and R-2, Single Family Residential, to, F, Fairground District. The application to rezone 27.86 acres from UR and R-2 to F was initiated by the City based City Council approval on March 18<sup>th</sup>, 2025. Overall, The F, Fairground District allows fair uses to be confined to the district with set conditions like limits on activity duration, the number of events and the conditions set upon events. The district allows the fair to operate in compliance with City Code and provides the City with clearer authority on ordinance enforcement.

**ATTACHMENTS:**

- Overview of parcels proposed for rezoning
- Proposed Ordinance – Staff recommendation
- Proposed Ordinance – redlined with Fair Board Recommendations
- Noise Enforcement Procedures
- Planning Commission Resolution 2026-02 Approving Ordinance
- Planning Commission Resolution 2026-03 Denying Ordinance
- Beacon Affidavit

**PUBLIC HEARING NOTICE PUBLISHED IN THE BEACON ON 10/30/25:**

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 November 10<sup>th</sup>, 2025, to hold a Public Hearing to consider amending Cannon Falls City Code Chapter §152 relating to the Cannon Valley Fair. The amendment includes but is not limited to defining the F, Fairground District, which is associated with the following real properties owned by the Cannon Valley Fair Association: PIDs: 52.120.0040, 52.540.0030, 52.500.0290, 52.180.0030, and 52.100.4230. 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.

\*\*Public Hearing requirement has been met due to the November 10<sup>th</sup> Public Hearing. The ordinance has not changed enough to trigger the need for another public hearing.

## **PLANNING REVIEW AND SUMMARY:**

### **Property Information:**

- PID Nos. 521200040, 525400030, 525000290, 521800030, and 521004230
- The property is currently zoned as UR, Urban Reserve and R-2, Single Family Residential.
- The properties consist of approximately 27.86 acres.
- The surrounding land use includes residential land, parkland and UR, Urban Reserve.
- No portions of the property are designated Shoreland or Floodplain.

### **Noise Enforcement Procedures**

- Noise Enforcement Procedures have been drafted to describe the steps that will be taken by the City upon the event that complaints or violations are reported in relation to events with amplified noise. The enforcement procedures are built upon City Code Sections 10.98 and 10.99, which define the processes necessary for ordinance enforcement. The document provides the framework for how violations will be handled so that the City and the community are both aware of how potential violations will be dealt with. The following categories are defined within the document:
  - o Permitted Uses: Noise amplified
  - o Permitted Uses: No noise amplification
  - o Prohibited Uses
  - o Violations

### **Public Hearing and Review Timeline**

- March 18<sup>th</sup>, 2025: City Council initiated the City to work on an ordinance amendment.
- November 10<sup>th</sup>, 2025: Fairground Ordinance introduced to Planning Commission
- November 17<sup>th</sup>, 2025: Fair Board Meeting
- December 1<sup>st</sup>, 2025: Fair Board Meeting
- December 5<sup>th</sup>, 2025: Opportunity for community to provide feedback on ordinance at City Hall.
- December 8<sup>th</sup>, 2025: Planning Commission Fair Board Ordinance Discussion Only



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

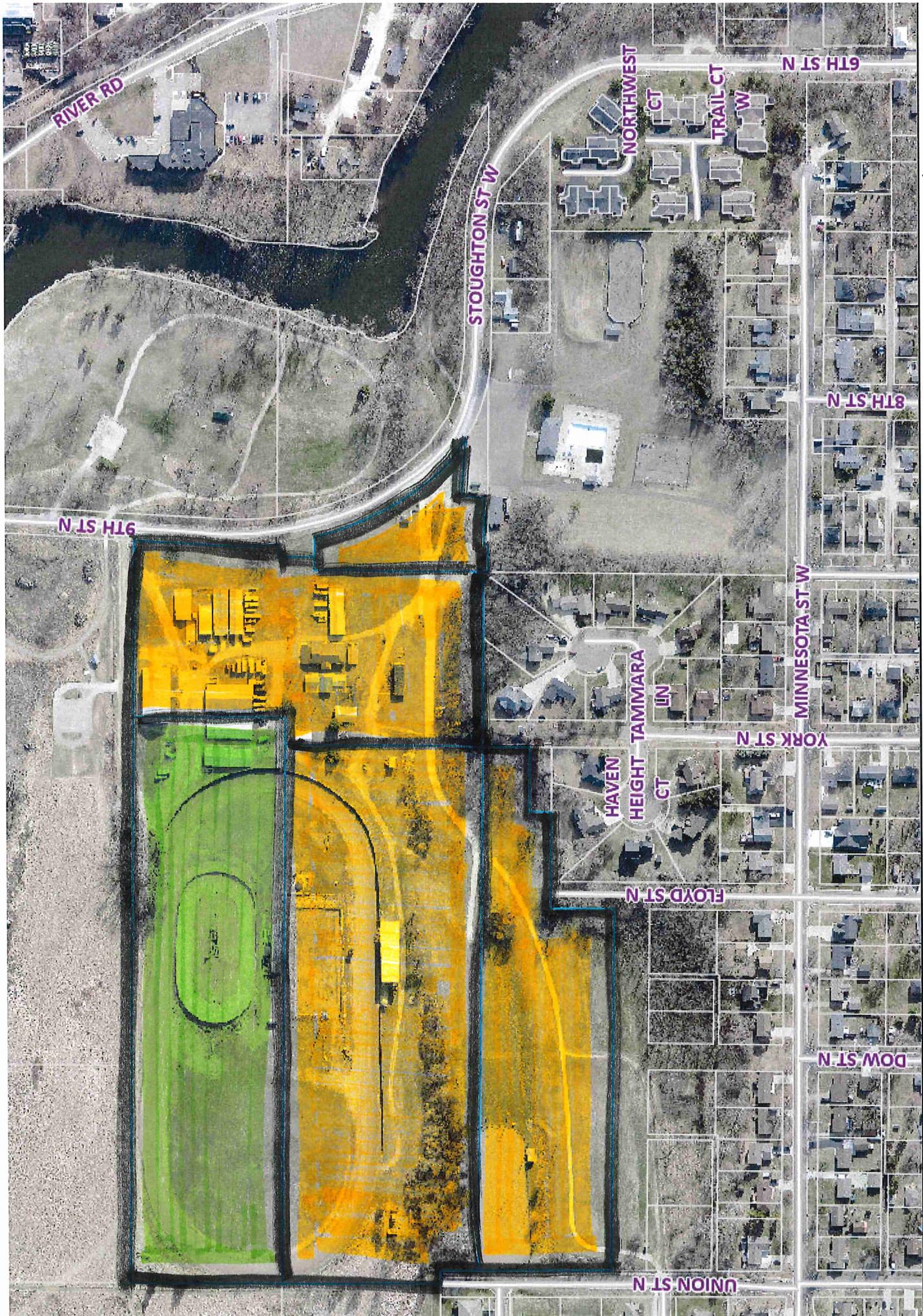
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- January 27<sup>th</sup>, 2026: Fairground Ordinance Ad Hoc Committee Meeting
  - February 2<sup>nd</sup>, 2026: Neighborhood Group met to discuss limits within the ordinance
  - February 11<sup>th</sup>, 2026: Fairground Ordinance Ad Hoc Committee Meeting
  - March 4<sup>th</sup>, 2026: Meet with fair to go over Ordinance changes
  - March 9<sup>th</sup>, 2026: Bring ordinance change back to Planning Commission for review.

**STAFF RECOMMEDATION:**

Staff recommend approval of the ordinance amending Cannon Falls City Code relating to the Cannon Valley Fair without the Fair Board recommendations.

**RECOMMENDED PLANNING COMMISSION ACTION**

Motion to recommend approval of the ordinance amending Cannon Falls City Code relating to the Cannon Valley Fair without the Fair Board recommendations.



\* All parcels would be rezoned to F, Fairground District

UR - Urban Reserve  
 R-2 - Single family Residential

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CITY OF CANNON FALLS  
ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CANNON FALLS CITY CODE  
RELATING TO THE CANNON VALLEY FAIR

THE CITY COUNCIL OF THE CITY OF CANNON FALLS DOES ORDAIN:

**SECTION 1. AMENDMENT.** Section 152.021 of the Cannon Falls City Code is hereby amended to add the underlined language as follows:

**§ 152.021 DEFINITIONS.**

\* \* \*

**AUTOCROSS.** A Motor Sport Activity in which competitors are timed to complete a short course using automobiles.

\* \* \*

**CAMPING.** Five or more tents or recreational camping vehicles residing temporarily on the Cannon Valley Fair Association Property pursuant to a permit issued by the State of Minnesota.

\* \* \*

**CANNON VALLEY FAIR.** A public event sponsored by the Cannon Valley Fair Association held annually for a duration not exceeding 7 consecutive days that includes activities that promote local agricultural traditions, education, and entertainment and are consistent with the Cannon Valley Fair Association's mission.

**CANNON VALLEY FAIR ASSOCIATION PROPERTY.** The F, Fairground District shall consist of the real property now or hereinafter owned by the Cannon Valley Fair Association with PID Nos. 521200040, 525400030, 525000290, 521800030, and 521004230, and excludes PID Nos. 521200080 and 521200010 which shall retain present-use zoning classifications.

\* \* \*

**DEMOLITION DERBY.** A Motor Sport Activity in which drivers deliberately collide their vehicles into one another.

\* \* \*

**MOTORCROSS.** A Motor Sport Activity in which competitors race to complete an off-road course.

\* \* \*

**MOTOR SPORT ACTIVITY.** An activity featuring motorized vehicles with internal combustion engines in which operators participate in a defined area within the Cannon Valley Fair Grounds. Motor Sport Activity includes but is not limited to Autocross, Demolition Derby, Snowmobile races, Tractor Pulls and Motorcross. Motor Sport Activity specifically excludes the use and operation of micro sprint cars and monster trucks.

\*\*\*

**MOTOR SPORT EVENT.** The total days in which a Motor Sport Activity can take place.

\* \* \*

**OUTDOOR STORAGE.** The keeping of personal property, including outdoor parking and storage of RV's, motorhomes, trailers, and boats on the Cannon Valley Fair Association Property, outside of a building for a period greater than 72 hours one night, but less than one year.

\* \* \*

**SPECIAL EVENT.** An indoor or outdoor activity that attracts people for entertainment, training, education, competition, enjoyment, or leisure purposes. Examples of Special Events include, but are not limited to, weddings, celebrations, concerts, social gatherings, non-motorized bicycle races, parades, fireworks, rodeos, animal shows, horse racing and shows, beverage and/or food festivals, craft fairs, art festivals, and similar Events. Special Events do not include the Cannon Valley Fair, Autocross, Motorcross Demolition Derbies, Tractor Pulls, Snowmobile races, or any other form of motorsport.

**SECTION 2. AMENDMENT.** Chapter 152 of the Cannon Falls City Code is hereby amended to add F, Fairground District in Sections 152.825 through 152.834 to read entirely as follows:

***F, FAIRGROUND DISTRICT***

**§ 152.825 PURPOSE.**

The purpose of the F, Fairground District is to clarify, regulate, and preserve the Cannon Valley Fair's activities on the Cannon Valley Fair Association Property to protect the public health, welfare and safety of the community.

**§ 152.826 AMENDMENT.**

The zoning classification of the Cannon Valley Fair Association Property is hereby amended from UR, Urban Reserve and R-2, Single Family Residential to F, Fairground District.

**§ 152.827 PROPERTY DESCRIPTION.**

The F, Fairground District shall consist of the Cannon Valley Fair Association Property.

**§ 152.828 PERMITTED USES.**

Subject to applicable provisions of this chapter, including Chapter 91, the following uses are permitted in the F, Fairground District:

- (A) Cannon Valley Fair;

(B) Camping during up to 5 days Special Events not held during the Cannon Valley Fair; provided, however, that the City Council may allow Camping during additional Special Events and the Cannon Valley Fair Association shall provide copies of all current Camping permits to the City, if requested.

(C) Permitted Motor Sport Events not held during the Cannon Valley Fair subject to the following requirements:

1. The Cannon Valley Fair Association shall provide the City notice of the Motor Sport Event, including a description and schedule of the Motor Sport Event, at least 30 days prior to the start of the Motor Sport Event.
2. A Motor Sport Event may last no longer than three (3) consecutive days, subject to rescheduling due to delays caused by inclement weather or events outside of the organizer's control;
3. The Cannon Valley Fair Association may hold up to five (5) Motor Sport Events annually; provided, however, that the City Council may allow additional Motor Sport Events upon request.
4. A Motor Sport Activity may only be held during the hours of 11:00am to 9:00pm; and
5. A Motor Sport Events must comply with all applicable City of Cannon Falls and State of Minnesota noise laws, rules and regulations.

(D) Outdoor Storage subject to the following requirements:

1. Compliance with City Code §152.194, except section 152.194(B)(2)(a) – (g).
2. All stored items are unoccupied, operable and licensed as required by applicable law.

(E) Parking;

(F) Signs as regulated by City Code §§ 152.350 through 152.359;

(G) Special Events not held during the Cannon Valley Fair subject to the following requirements:

1. The Cannon Valley Fair Association shall provide the City notice of the Special Event that will produce amplified noise, including a description and schedule of the Special Event, at least 30 days prior to the start of the Special Event.

2. All parking for the Special Event is on Cannon Valley Fair Association Property or public rights of way that allow parking. Parking for the Special Event on Cannon Valley Fair Association Property is exempt from City parking regulations, specifically City Code §§152.255 through 152.264.
3. Sale or consumption of liquor, cannabis, or tobacco is subject to all applicable federal, state and local laws, rules and regulations.
4. A Special Event must comply with all applicable City of Cannon Falls and State of Minnesota noise laws, rules and regulations.

**§ 152.829 PERMITTED ACCESSORY USES.**

Subject to applicable provisions of this chapter, the following are permitted accessory uses to the permitted uses allowed in the F, Fairground District:

(A) Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted in City Code § 152.828, subject to applicable regulation of this chapter.

(B) Fences as regulated by § 152.275 through 152.281 of this chapter.

**§ 152.830 CONDITIONAL USES.**

Subject to applicable provisions of this chapter, the following are conditional uses in the F District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter: none.

**§ 152.831 INTERIM USES.**

Subject to applicable provisions of this chapter, the following are interim uses in the F District and require an interim use permit based upon procedures set forth in and regulated by §§ 152.085 through 152.089 of this chapter: none.

**§ 152.832 USES BY ADMINISTRATIVE PERMIT.**

Subject to applicable provisions of this chapter, the following uses are allowed by administrative permit in the F District based upon procedures set forth in and regulated by §§ 152.115 through 152.118 of this chapter: none.

**§ 152.833 LOT REQUIREMENTS AND SETBACKS.**

The following minimum requirements shall be observed in the F District subject to additional requirements, exceptions and modifications set forth in this chapter.

Minimum lot area	40,000 square feet
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Minimum lot width	100 feet
Minimum setbacks	
Front	40 feet, provided that the existing ticket booth is exempt
Rear	30 feet or 40 feet if abutting a residential district
Side	20 feet or 40 feet on the side yard abutting a public right-of-way or 30 feet if abutting a residential district

**§ 152.834 BUILDING REQUIREMENTS.**

- (A) **Building height.** All buildings shall be limited to four stories or 45 feet in height.
- (B) **Floor area.** None.

**SECTION 3. AMENDMENT.** Section 152.354 of the Cannon Falls City Code is hereby amended to add the underlined language as follows:

**§ 152.354 GENERAL DISTRICT REGULATIONS.**

\*\*\*

(F) F, Fairground District.

(1) Freestanding. Not more than two freestanding signs. Sign area may not exceed 100 square feet with a maximum height of 25 feet. May be dynamic display.

(2) Wall, canopy or marque. Not more than two wall, canopy, or marque signs per building. Individual sign may not exceed 100 square feet.

**SECTION 4. AMENDMENT.** Section 152.260 of the Cannon Falls City Code is hereby amended to add the underlined language as follows:

**§ 152.260 EXEMPTIONS.**

The Historic Downtown District and the Fairground District are exempt from all parking requirements.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Cannon Falls this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Matt Montgomery, Mayor

ATTEST:

\_\_\_\_\_  
City Administrator

Published in the \_\_\_\_\_ on \_\_\_\_\_, 2026

CITY OF CANNON FALLS  
ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING CANNON FALLS CITY CODE  
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\*\*\*

**MOTOR SPORT EVENT:** An event, not exceeding 3 consecutive days in which any Motor Sport Activity may take place.

\* \* \*

**OUTDOOR STORAGE.** The keeping of personal property, including outdoor parking and storage of RV's, motorhomes, trailers, and boats on the Cannon Valley Fair Association Property, outside of a building for a period greater than 72 hours one night, but less than one year.

\* \* \*

**SPECIAL EVENT.** An indoor or outdoor activity that attracts people for entertainment, training, education, competition, enjoyment, or leisure purposes. Examples of Special Events include, but are not limited to, weddings, celebrations, concerts, social gatherings, non-motorized bicycle races, parades, fireworks, rodeos, animal shows, horse racing and shows, beverage and/or food festivals, craft fairs, art festivals, and similar Events. Special Events do not include the Cannon Valley Fair, Autocross, Motorcross Demolition Derbies, Tractor Pulls, Snowmobile races, or any other form of motorsport.

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**§ 152.826 AMENDMENT.**

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- (A) Cannon Valley Fair;

(B) Camping during up to 5 days Special Events and Motor Sport Events not held during the Cannon Valley Fair; provided, however, that the City Council may allow Camping during additional Special Events and the Cannon Valley Fair Association shall provide copies of all current Camping permits to the City, if requested.

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2. A Motor Sport Event may last no longer than three (3) consecutive days, subject to rescheduling due to delays caused by inclement weather or events outside of the organizer's control;
3. ~~The Cannon Valley Fair Association may hold up to five (5) Motor Sport Events annually; provided, however, that the City Council may allow additional Motor Sport Events upon request.~~
- 4.3. A Motor Sport Activity may only be held during the hours of 11:00am to 9:00pm; and
- 5.4. A Motor Sport Events must comply with all applicable City of Cannon Falls and State of Minnesota noise laws, rules and regulations.

(D) Outdoor Storage subject to the following requirements:

1. Compliance with City Code §152.194, except section 152.194(B)(2)(a) – (g).
2. All stored items are unoccupied, operable and licensed as required by applicable law.

(E) Parking;

(F) Signs as regulated by City Code §§ 152.350 through 152.359;

(G) Special Events not held during the Cannon Valley Fair subject to the following requirements:

1. The Cannon Valley Fair Association shall provide the City notice of the Special Event that will produce amplified noise, including a description and schedule of the Special Event, at least 30 days prior to the start of the Special Event.

2. All parking for the Special Event is on Cannon Valley Fair Association Property or public rights of way that allow parking. Parking for the Special Event on Cannon Valley Fair Association Property is exempt from City parking regulations, specifically City Code §§152.255 through 152.264.
3. Sale or consumption of liquor, cannabis, or tobacco is subject to all applicable federal, state and local laws, rules and regulations.
4. A Special Event must comply with all applicable City of Cannon Falls and State of Minnesota noise laws, rules and regulations.

**§ 152.829 PERMITTED ACCESSORY USES.**

Subject to applicable provisions of this chapter, the following are permitted accessory uses to the permitted uses allowed in the F, Fairground District:

(A) Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted in City Code § 152.828, subject to applicable regulation of this chapter.

(B) Fences as regulated by § 152.275 through 152.281 of this chapter.

**§ 152.830 CONDITIONAL USES.**

Subject to applicable provisions of this chapter, the following are conditional uses in the F District and require a conditional use permit based upon procedures set forth in and regulated by §§ 152.070 through 152.074 of this chapter: none.

**§ 152.831 INTERIM USES.**

Subject to applicable provisions of this chapter, the following are interim uses in the F District and require an interim use permit based upon procedures set forth in and regulated by §§ 152.085 through 152.089 of this chapter: none.

**§ 152.832 USES BY ADMINISTRATIVE PERMIT.**

Subject to applicable provisions of this chapter, the following uses are allowed by administrative permit in the F District based upon procedures set forth in and regulated by §§ 152.115 through 152.118 of this chapter: none.

**§ 152.833 LOT REQUIREMENTS AND SETBACKS.**

The following minimum requirements shall be observed in the F District subject to additional requirements, exceptions and modifications set forth in this chapter.

Minimum lot area	40,000 square feet
Minimum lot width	100 feet

<u>Minimum setbacks</u>	
<u>Front</u>	<u>40 feet, provided that the existing ticket booth is exempt</u>
<u>Rear</u>	<u>30 feet or 40 feet if abutting a residential district</u>
<u>Side</u>	<u>20 feet or 40 feet on the side yard abutting a public right-of-way or 30 feet if abutting a residential district</u>

**§ 152.834 BUILDING REQUIREMENTS.**

- (A) **Building height.** All buildings shall be limited to four stories or 45 feet in height.  
 (B) **Floor area.** None.

**SECTION 3. AMENDMENT.** Section 152.354 of the Cannon Falls City Code is hereby amended to add subsection (F) to read entirely as follows:

- (F) F, Fairground District.  
 (1) Freestanding. Not more than two freestanding signs. Sign area may not exceed 100 square feet with a maximum height of 25 feet. May be dynamic display.  
 (2) Wall, canopy or marquee. Not more than two wall, canopy, or marquee signs per building. Individual sign may not exceed 100 square feet.

**SECTION 4. AMENDMENT.** Section 152.260 of the Cannon Falls City Code is hereby amended to read entirely as follows:

**§ 152.260 EXEMPTIONS**

The Historic Downtown District and the Fairground District are exempt from all parking requirements.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Cannon Falls this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Matt Montgomery, Mayor

ATTEST:

\_\_\_\_\_  
 City Administrator

Published in the \_\_\_\_\_ on \_\_\_\_\_, 2026

## **Noise Enforcement Procedures**

### **Enforcement authority**

Upon reviewing the existing City Code for penalties related to ordinance violations, it is recommended that no additional code provisions for penalties are necessary in the creation of a Fairground Zoning District. This procedure is applicable for any activities in the City that have amplified noise, which may impact the noise standard of the State and local code. The City Code provides, in Section 10.99, an established enforcement and penalty procedure, and Section 10.98 provides the Council with the ability to implement supplemental administrative penalties, if it chooses, via resolution. Thus, any further penalties to be created for this ordinance should be established via Section 10.98, and Section 10.99 shall provide the initial process for administering the penalties.

### **Enforcement responsibility**

The enforcement of the ordinance is left to the discretion of the City Administrator or their designees; therefore, how the code can be monitored and enforced can be determined by the City Administrator.

### **Application of enforcement procedures if the zoning district is established**

The Fairground Zoning District would establish permitted uses, limitations on the time, place, and manner of these uses, and a specific intention that any permitted use must comply with applicable City Codes, state rules regarding noise laws, and regulations.

The evaluation of activities in the Fairground District would address several issues. First step is to determine if the activity is permitted. Second, if permitted, a review would be conducted if the activity occurs within the allowable time of day. Third, consideration of the number of events for the permitted activity is within the allowed number of events per calendar year (if applicable). Final step, verify if the activity can meet the applicable local and State regulations, such as noise standards. If the evaluation concludes that the activity is permitted, sound monitoring may take place for the activity.

### **Noise Standards – State of Minnesota, Minnesota Pollution Control Agency, Noise Area Classification**

It is assumed that permitted activities meet applicable noise standards; however, during the first year of the ordinance sound monitoring will be conducted for noise amplified events outside of the annual Cannon Valley Fair. Activities within the Fairground District, having noise amplification, include but are not limited to motor sports and concerts, the City will monitor noise through devices supplied by the MCPA. The results of the monitoring

with be evaluated by the MPCA and they will supply the City with an analysis of the monitoring. The noise standard adjacent to the fairgrounds is NAC1 (Noise Area Classification, Level 1 is residential use), and sound levels shall be evaluated as to whether or not they exceed that standard. If post-event analysis confirms the noise standard is not exceeded, similar future activities will be deemed permitted without further monitoring.

### **Complaint Procedures**

If the City receives a noise complaint, monitoring will occur at the next similar event. After monitoring, if the activity exceeds NAC1 standards, that activity will not be permitted unless the organizer provides reasonable evidence of mitigation measures to keep noise within NAC1 limits. This evidence must be submitted to the City Administrator or designee, upon review, they may authorize the event with monitoring. If the activity again exceeds NAC1 levels, the activity will no longer be permitted within the City.

If a permitted event without noise amplification receives a complaint, the City will monitor the next similar event and follow the same procedures from Step 1 of an event that has noise amplification and is subject to the same evaluation process.

### **Violations**

Violations of the ordinance may also be subject to fines according to 10.99. Examples of violations that call for fines include holding events with noise amplification without proper notice, holding events explicitly prohibited by the ordinance, or holding events with multiple complaints without mitigation for noise amplification. The procedure for the issuance of fines will follow the process outlined in 10.99, and the proposed fine amounts would be \$300 for the first violation following non-compliance of a corrective notice, and \$1,000 fine per occurrence for subsequent violations following the first fine issuance. Payment of fines will not be construed as permitting the events, and all unpaid fines will be certified to property taxes as assessments quarterly throughout the calendar year. Assessed taxes are paid by the property owner regardless of their tax status. Failure to pay assessments may result in tax forfeiture of the property for a certain period, usually determined by the County.

## Permitted - Noise Amplified

Notice Required, Monitoring Required (1st Year)

If standard is met, notice still required, monitoring not required

If there are any complaints, notice and monitoring will be required for future events

Standard exceeded: owner must provide evidence of sound mitigation to City Admin, if approved, notice and monitoring will be required.

Standard exceed again, then activity will be prohibited.

## Permitted - No amplification

No notice or monitoring required.

In complaint is received, future activity will be treated like permitted with noise amplification, notice and monitoring will be required.

## Prohibited

Events will not be allowed, violations will move to violation procedures, step 3.

## Violations

Step 1 - If any violations occur, City will notify and demand corrective action.

Step 2, If violations continue after notice, a \$300 fine will be issued, demand for corrective actions remain in place.

Step 3, continue violations, fine increases to \$1,000 per occurrence.

Failure to pay fines will result in certifying to taxes quarterly.

Failure to pay taxes may result in the tax forfeiture of the property.

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**PLANNING COMMISSION RESOLUTION 2026-02  
APPROVING ORDINANCE AMENDING CANNON FALLS CITY CODE RELATING TO THE  
CANNON VALLEY FAIR**

WHEREAS, the City of Cannon Falls is proposing to amend the zoning classification of the property described as the Cannon Valley Fair to the F, Fairground District; and

WHEREAS, the new Fairground District shall consist of all real property now or hereinafter owned by the Cannon Valley Fair Association, including PID Nos. 521200040, 525400030, 525000290, 521800030, and 521004230; and

WHEREAS, the proposed ordinance amends the Cannon Falls City Code Chapter 152 Zoning by adding definitions and regulations for the Cannon Falls Fairgrounds by adding definitions related to the Cannon Valley Fair, the F, Fairground District, general regulations for the F, Fairground District, and exempting the F, Fairground District from parking requirements; and

WHEREAS, the Planning Commission conducted a hearing on November 10<sup>th</sup>, 2025, to accept testimony relating to the amendment; and

WHEREAS, the Planning Commission finds the granting of the ordinance amendment is reasonable and in harmony with the general purposes and intent of the Zoning Ordinance, and in conformance with the City of Cannon Falls Comprehensive Plan.

WHEREAS, The Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the ordinance amendment be approved.

**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 the City Council to approve the proposed ordinance amendment regarding the Cannon Valley Fair Association.

**ADOPTED** by the Planning Commission of Cannon Falls this 9<sup>th</sup> day of March, 2026.

**CITY OF CANNON FALLS**

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

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

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**PLANNING COMMISSION RESOLUTION 2026-03  
DENYING ORDINANCE AMENDING CANNON FALLS CITY CODE RELATING TO THE  
CANNON VALLEY FAIR**

WHEREAS, the City of Cannon Falls is proposing to amend the zoning classification of the property described as the Cannon Valley Fair to the F, Fairground District; and

WHEREAS, the new Fairground District shall consist of all real property now or hereinafter owned by the Cannon Valley Fair Association, including PID Nos. 521200040, 525400030, 525000290, 521800030, and 521004230; and

WHEREAS, the proposed ordinance amends the Cannon Falls City Code Chapter 152 Zoning by adding definitions and regulations for the Cannon Falls Fairgrounds by adding definitions related to the Cannon Valley Fair, the F, Fairground District, general regulations for the F, Fairground District, and exempting the F, Fairground District from parking requirements; and

WHEREAS, the Planning Commission conducted a hearing on November 10<sup>th</sup>, 2025, to accept testimony relating to the amendment; and

WHEREAS, the Planning Commission finds the granting of the ordinance amendment is unreasonable and not in harmony with the general purposes and intent of the Zoning Ordinance, and not in conformance with the City of Cannon Falls Comprehensive Plan.

WHEREAS, The Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the ordinance amendment 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 the City Council to deny the proposed ordinance amendment regarding the Cannon Valley Fair Association.

**ADOPTED** by the Planning Commission of Cannon Falls this 9<sup>th</sup> day of March, 2026.

**CITY OF CANNON FALLS**

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

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



CANNON FALLS Since 1876

# BEACON

Printer's AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA

**11/10 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:

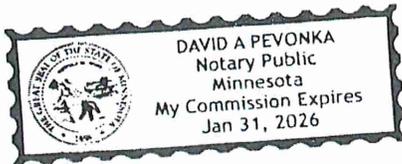
**Thursday, October 30, 2025**

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 30th day of October, 2025.



Notary Public: David A. Pevonka  
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 November 10th, 2025, to hold a Public Hearing to consider amending Cannon Falls City Code Chapter §152 relating to the Cannon Valley Fair. The amendment includes but is not limited to defining the F, Fairground District, which is associated with the following real properties owned by the Cannon Valley Fair Association:

PIDs #521200040, # 525400030, #525000290, #521800030, and #521004230

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

(Oct. 30, 2025) 277407