

**Cannon Falls Planning Commission
Regular Meeting
City Council Chambers
March 10, 2025**

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

COMMISSIONERS ABSENT: All members were in attendance

OTHERS PRESENT: Zach Logelin, Permit & License Technician

1. CALL TO ORDER

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

2. ROLL CALL

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

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES: January 13, 2025

A motion was made by Commissioner Nobach, seconded by Commissioner Douglas 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, Magnolia Animal Hospital.

Permit & License Technician Logelin provided background information and reviewed plans for the veterinary clinic to relocate to a new location. He reviewed zoning considerations.

Chair Johnson opened the Public Hearing at 6:34 p.m.

Dr. Curt Nelson, the applicant, provided additional information. He discussed parking stalls in front of and on the side of the building.

Commissioner Douglas inquired regarding the number of animals that would be cared for at the new facility. Dr. Nelson indicated that the square footage of the new facility would be nearly double that of the current space.

Dr. Nelson noted that no pets are kept overnight at this time, adding that this may be considered in the future at a different location. He stated his understanding that up to 20 pets are allowed to be cared for at the animal hospital at one time. He stated that the lease for the current facility will expire at the end of June, noting that it was always his plan to move into a new facility.

No one else spoke during the Public Hearing. Chair Johnson closed the Public Hearing at 6:37 p.m.

7. DISCUSSION

A. Conditional Use Permit, Magnolia Animal Hospital.

Commissioner Douglas spoke in support of the CUP request. Commissioner Nobach commented that the current zoning is compatible with the proposed use.

A motion was made by Commissioner Naatz, seconded by Commissioner Douglas and unanimously carried, to recommend approval of a Conditional Use Permit application for Magnolia Animal Hospital as submitted.

B. Marsh Vacation, Resolution Amendment.

Chair Johnson referenced past Planning Commission discussion of this topic. Permit & License Technician Logelin provided background information. He stated that in 2024 the Planning Commission and the City Council voted to vacate a portion of the Stoughton Street right-of-way. He stated that William Marsh would like to acquire additional property to construct a home, as his current lot is too small. Mr. Logelin stated that Goodhue County was unable to record the vacation, as the resolution language did not indicate that the northern portion of the land would go to Goodhue County, with the southern portion of the land going to the City. He stated that, unless the Planning Commission has any objection, an amended resolution will be brought before the City Council for approval during an upcoming Council meeting. He noted that if the resolution amendment is approved, Mr. Marsh will work with the County and the City to finalize a land purchase to increase his lot size.

Commissioner Douglas asked whether there are future plans to connect Oak Street with Stoughton Street. Chair Johnson commented that the elevation would be too steep. It was clarified that Mr. Marsh has already paid to acquire the vacated property. Mr. Logelin summarized ongoing discussions of this issue.

Commissioner Nobach asked why Goodhue County would acquire the northern half of the vacated property. Mr. Logelin noted that Goodhue County currently owns a tax-forfeited parcel in the area of the vacated property.

Commissioners voiced no objections to the resolution amendment. It was clarified that no formal action is being requested from the Planning Commission at this time.

8. ADJOURN

A motion was made by Commissioner Fox, seconded by Commissioner Naatz and unanimously carried, to adjourn the meeting. The meeting adjourned at 6:44 p.m.