

**Cannon Falls Planning Commission  
Regular Meeting  
City Council Chambers  
May 12, 2025**

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

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

**OTHERS PRESENT:** Jon Radermacher, City Administrator; Laura Qualey, Community & Business Development Specialist

**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 Naatz, seconded by Commissioner Fox and unanimously carried, to approve the agenda as presented.

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

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

**5. PUBLIC INPUT**

There was no public input.

**6. PUBLIC HEARING**

**A. Preliminary Plat and PUD, Hardwood Estates Third Subdivision.**

Community & Business Development Specialist Qualey provided background information. She reported that the Hardwood Estates development is proceeding months ahead of schedule. She stated that great relationships have been built with two builders, Fieldstone Family Homes and Johnson-Reiland Builders, who have helped to market the lots and the homes, including participation in the Parade of Homes. She stated that additional lots are needed, which has prompted the request for a Public Hearing pertaining to a preliminary plat and PUD for the Third Subdivision, with anticipated ground-breaking to occur this fall.

Chair Johnson opened the Public Hearing at 6:32 p.m. No one spoke during the Public Hearing. Chair Johnson closed the Public Hearing at 6:32 p.m.

**7. DISCUSSION**

**A. Preliminary Plat and PUD, Hardwood Estates Third Subdivision, Resolution 2025-03.**

Commissioners asked about the City's responsibilities relating to maintenance of the retention pond and the park. Community & Business Development Specialist Qualey provided additional information and pointed out the areas of discussion on a site map. She stated that the retention pond was created during the development of the Second Subdivision, noting that the retention pond and park will serve the entire development. She stated that a public City-owned park will be created during the final phase of the development. She reviewed the park dedication requirements, noting the option to donate land, cash, or a combination of cash and land, stating that this will be the situation for this development.

Commissioners asked about townhomes in the development. Ms. Qualey reported that several sets of twin homes are currently planned. She also discussed lots that the two builders will be using for model homes. She noted that some of the previously planned attached twin homes may be converted to detached twin homes, villas, or single-family homes, according to the current housing market. She commented that the development is being planned and built in phases to accommodate changes in housing trends and reduce the EDA's financial risk.

Commissioners suggested ensuring that the development plan conforms to City standards in terms of fire hydrant placement and other requirements. City Administrator Radermacher referenced recent discussion of fire hydrant locations and consistency. He clarified that fire hydrants are a separate issue from the preliminary plat and PUD. Ms. Qualey commented that fire hydrants and other requirements will be discussed during pre-construction meetings.

When asked about demographic data relating to home purchasers, Ms. Qualey relayed general information in this regard. She noted that some homebuyers are from the Cannon Falls area, some are returning to Cannon Falls, and some are from outside of the community. She stated that more specific information is protected by disclosure agreements with the builders. She commented that the development will include homeowners from a variety of age groups and family units.

When asked about the timing of the development phases, Ms. Qualey reviewed the next steps and provided an estimated timeline. Street construction was also discussed.

Commissioners asked about homes with basements and homes built on slabs. Ms. Qualey provided grading plan information. She stated that WHKS is helping to determine the styles of the homes based on the topography and geology of the land, in order to reduce the amount of grading and excavation that is needed. Ms. Qualey also discussed lot sizes and referenced accessibility considerations.

Street access to the development was reviewed, and temporary access was suggested.

Commissioners asked about landscaping and tree plantings. Ms. Qualey stated that tree plantings would be done by the builders or the homeowners, noting that this has not been included in the lot cost. She discussed seeding and other erosion control measures that will be required of the EDA, as the developer of the lots.

Commissioners asked whether the homes will be planned and built once the lots are purchased or whether some homes will be pre-built and then sold.

Ms. Qualey commented that the two builders have different approaches. Chair Johnson clarified that the lots can be purchased from the EDA individually, with the lot purchaser free to contract with any builder or construction company.

Ms. Qualey noted that there are covenant requirements for the development and provided examples.

A motion was made by Commissioner Nobach, seconded by Commissioner Naatz, to adopt Resolution 2025-03, recommending that the City Council approve the preliminary plat and PUD for the Hardwood Estates Third Subdivision as presented. A voice vote was conducted, and the motion carried unanimously.

## **B. Joint Meeting with Tract.**

City Administrator Radermacher provided background information regarding a proposal to work with a developer to annex approximately 250 acres near the industrial park for the purpose of developing a light industrial or technology park land use, potentially a data center. He referenced an AUAR (Alternative Urban Areawide Review) study that has been undertaken. He stated that a joint work session with the City Council and the Planning Commission has been scheduled on May 20 to discuss the next steps in the process.

Commissioner Nobach discussed a recent open house conducted by Tract. He noted the need for the public to be informed and for the process to be transparent. He commented that there are still a lot of unknowns. Administrator Radermacher provided additional information and reviewed a tentative schedule. He noted that there will be many opportunities for the public to ask questions and provide comments.

Administrator Radermacher further reviewed the purposes of the AUAR and the anticipated topics of discussion during the upcoming work session. Administrator Radermacher and Community & Business Development Specialist Qualey stated the FAQ documents will be created based on questions from the community. It was noted that questions and comments from the public will need to be submitted in writing. It was stated that the FAQ and other information will be posted on the City's website.

## **8. ADJOURN**

Chair Johnson reported that Permit & License Technician Zach Logelin has resigned. She thanked him for his assistance to the Planning Commission.

A motion was made by Commissioner Naatz, seconded by Commissioner Fox and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:12 p.m.