

**Cannon Falls Planning Commission
Regular Meeting
City Council Chambers
August 11, 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, Nobach, and Fox 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: July 21, 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 HEARING

A. Preliminary Plat for O’Gorman Addition.

City Administrator Radermacher provided background information and reviewed a preliminary plat application that was approved in 2018. He stated that there is a question of whether the conditional use and variances that were approved at that time still apply, as the final plat was never recorded. He noted that vacation of an alleyway was recorded. He stated that the property owner now requests to add the alleyway back to the plat and referenced current alley standards. He described the unique circumstances relating to this property. He referenced a list of conditions of approval that would need to be completed prior to approval of a final plat. He requested that the Planning Commission conduct a Public Hearing, review the preliminary plat application, and provide a recommendation. He noted that input from MnDOT will also be requested.

Administrator Radermacher referenced a drainage and erosion control plan and a utility plan from the 2018 application that will need to be updated. He discussed access to the area.

Chair Johnson reviewed the Public Hearing procedure and opened the Public Hearing at 6:11 p.m.

Becky Youngmark, 810 Fifth Street North, Cannon Falls, discussed the process that occurred in 2018. She stated that she and her husband are concerned about crowding, with five families moving into three structures. She stated that she serves on the Park Board and expressed concerns about green space.

No one else spoke during the Public Hearing. Chair Johnson closed the Public Hearing at 6:14 p.m.

7. DISCUSSION

A. Preliminary Plat for O’Gorman Addition.

Commissioner Douglas asked about the timeframe for completion of the required conditions of approval of the final plat. Robert (Babe) O’Gorman, the applicant, provided additional information, noting that he plans to plat the property within the next year. Setback variances and alley requirements were further discussed.

Chair Johnson asked whether the variances would stay with the property, if it is sold. City Administrator Radermacher indicated that if the final plat is approved, the variances would stay with the property. He referenced the conditional use and variances that differ from what was approved in 2018. He stated that past investment in infrastructure will make the lots more buildable, if the final plat can be approved. Replatting of the alley was discussed.

The applicant indicated that he contacted MnDOT back in May but has not received a response. He referenced right-of-way easements and discussed access to the property. He asked about a requirement for an HOA agreement, and Administrator Radermacher provided information in this regard.

Mr. O’Gorman indicated that there was an individual who was interested in purchasing the property in 2018, but the purchase did not move forward. Design requirements for the alley were further discussed.

Chair Johnson asked whether the property would need to be replatted if single-family homes rather than townhomes are planned to be constructed. Administrator Radermacher stated that the property would not need to be replatted as long as the setback requirements are met. Mr. O’Gorman provided additional information relating to setbacks.

Commissioner Fox requested clarification that the applicant is requesting to replat the alleyway and referenced the location of an existing driveway. Additional information was provided in this regard.

Commissioner Fox asked whether the alleyway would need to be paved, and it was confirmed that this would be required, per City Code.

Commissioner Douglas requested clarification of the applicant's primary reason for platting the property. Mr. O'Gorman discussed his plan to construct one twinhome and referenced the location of this structure.

Administrator Radermacher clarified that approval of the final plat, variances, and zoning authorization would need to be completed before a building permit could be issued. He noted that approval of the preliminary plat is only the first step in the process. He stated that the Planning Commission is being asked to provide a recommendation to the City Council regarding the preliminary plat at this time. He noted that if the preliminary plat is approved, a Public Hearing would be required for discussion of the variance requests.

Commissioner Nobach spoke in support of approving the preliminary plat. Administrator Radermacher commented that he has met with Mr. O'Gorman several times to review the existing documents and discuss the alleyway requirements and variance requests. Commissioners commented that houses would make the area appear more attractive. Chair Johnson thanked Administrator Radermacher and Mr. O'Gorman for working together on the application.

A motion was made by Commissioner Nobach, seconded by Commissioner Douglas and unanimously carried, to recommend that the City Council approve the preliminary plat for the O'Gorman Addition as presented, contingent upon meeting the conditions of approval.

B. Approve Sunrise Court Retaining Wall.

License & Permit Technician Carlson reviewed the retaining wall permit application and referenced zoning considerations.

Commissioner Douglas inquired as to whether there is an existing structure, and it was noted that a retaining wall is being proposed to address the current problem. The proposed retaining wall materials were discussed. Conditions of approval were discussed.

A motion was made by Commissioner Douglas, seconded by Commissioner Naatz and unanimously carried, to recommend that the City Council approve the excavation and building permit for a retaining wall in Sunrise Court.

8. ADJOURN

Chair Johnson stated that the next Planning Commission meeting is scheduled on September 8.

Administrator Radermacher provided a Tract project update. He stated that a resolution relating to orderly annexation will be presented to the City Council for action on August 19. He stated that a joint work session of the Planning Commission and the City Council will be scheduled for discussion of the next steps in the process. He noted that five Public Hearings will be scheduled as the process moves forward.

A motion was made by Commissioner Fox, seconded by Commissioner Naatz and unanimously carried, to adjourn the meeting. The meeting adjourned at 7:14 p.m.