

CITY OF CANNON FALLS
PLANNING COMMISSION MEETING AGENDA
Monday, September 8th, 2025
6:30 p.m.

- 1. Call to Order**
- 2. Roll Call:** Johnson, Fox, Nobach, Douglas, Naatz
- 3. Approval of Agenda**
- 4. Approval of Minutes:** August 11th, 2025
- 5. 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.
- 6. PUBLIC HEARING AND DISCUSSION**
 - A. Interim Use Permit for Garage Boys LLC
 - a. Open Hearing
 - b. Close Hearing
 - c. Discussion
 - B. Conditional Use Permit for Commercial Fence at 520 Cannon Industrial Blvd.
 - a. Open Hearing
 - b. Close Hearing
 - c. Discussion
 - C. TRACT - Rezoning from Urban Reserve to I-2, General Industrial Zoning District ("I-2"). Urban Reserve is the zoning that is now applied to the property subject to the Annexation approved by City Council on August 19, 2025.
 - a. Open Hearing
 - b. Close Hearing
 - c. Discussion

- D. TRACT - Conditional Use Permit for Data Centers, Data Center Substations, and accessory uses and as identified under the Section 152.02 and Section 152.688(M) of the Cannon Falls Municipal Code (“Code”) and a CUP to allow for an increase in building height.
 - a. Open Hearing
 - b. Close Hearing
 - c. Discussion
- E. TRACT - Conditional Use Permit: Planned Unit Development.
 - a. Open Hearing
 - b. Close Hearing
 - c. Discussion
- F. TRACT - Variances to certain provisions of the Final Plan Stage under Section 152.153(J)d to defer submission of final architectural drawings until the Site plan review stage for each phase of development, to defer submission of final engineering plans and specifications for streets, drainage, utilities and other public improvements until the Site plan review stage for each phase, and to extend the one (1) year construction commencement requirement to accommodate the long-term, phased buildout of the project.
 - a. Open Hearing
 - b. Close Hearing
 - c. Discussion
- G. TRACT - Preliminary Plat to create two developable lots as well as an outlot that will be dedicated to the City for the construction of a water storage tower, and to facilitate the preliminary design and construction of off-site water and waste water utilities needed to serve the site.
 - a. Open Hearing
 - b. Close Hearing
 - c. Discussion

7. Adjourn.

Upcoming Meeting Schedule:

Next Regular City Council Meeting: September 16th, 2025

Next Regular Planning Commission Meeting: October 13th, 2025