



MEETING AGENDA AND MINUTES

Project: Cannon Falls Technology Park	Date: 10/9/2024
Meeting Topic: Civil and Entitlements Planning	

Attendees

Name	Entity
Kristin Dean, Director of Entitlements	Tract
Jess Walker, Development Manager	
Ethan Marks, Site Planning Engineer	
Isaac Smeltzer, VP – Land Strategy	
Alan Catchpool, Civil Consultant	Kimley Horn
Ashley Payne, Environmental Consultant	
Jake Steen, Local Counsel	Larkin Hoffman
Laura Qualey, Community & Business Development Specialist	City of Cannon Falls
Neil Jensen, City Administrator	
Bill Angerman, City Engineer, WHKS	
Zach – Zoning Admin	

Discussion Topics

1. Preliminary Schedule Flash

Entitlements

2. Annexation
 - a. Randolph Township annexation agreement process and timing (TBD)
 - b. Cannon Falls Annexation application submittal (TBD)
3. Zoning:
 - a. Parking standards
 - b. Height standards
 - c. Data Center as a permitted use.
 - i. + other accessory uses identified
 - d. Can annexation, rezoning and plat run concurrently?
 - e. Community meeting?
 - f. Development Agreement



- 4. Subdivision Plat
- 5. Environmental Review for Site
 - a. EAW vs. AUAR
 - b. Schedule and Timing

Civil

- 6. Water
 - a. System Capacity
 - b. Water Demand
 - c. Water Infrastructure
 - i. Water main extension in County Road 29
 - 1. Timing, developer obligations
- 7. Wastewater
 - a. System Capacity
 - i. Sewer capacity, treatment plant capacity]
 - b. System improvements if more capacity is required
 - c. Wastewater Infrastructure
 - i. Sewer main extension in County Road 29
 - 1. Timing, developer obligations
 - ii. Sewer or treatment facility upgrades
- 8. Stormwater
 - a. City specific requirements
- 9. Roadway Improvements
 - a. Infrastructure
 - b. Traffic Study Requirements