

**CITY OF COLOGNE
CARVER COUNTY, MINNESOTA
RESOLUTION NO. 24-12**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR 209
PLAYHOUSE STREET FOR AN EXPANSION OF A NON-CONFORMING USE**

WHEREAS, the City of Cologne is a Minnesota Municipal Corporation, duly organized and authorized to conduct its affairs under the laws of the State of Minnesota; and

WHEREAS, the Karen M. Shambour Trust (the “Owner”) is the owner of certain real property located in the City of Cologne, State of Minnesota, and located at 209 Playhouse Street and legally described as follows:

Commencing at a point 110 feet east of the northwest corner of Lot Number Ten, (10), Block Number Eight, (8), thence running east 40 feet; thence running south 73 feet; thence running west 40 feet; thence running north 73 feet to place of beginning, being the east forty feet of Lots Nine (9), and Ten (10), Block Eight (8) in the Village of Cologne.

ALSO

The West Half of the vacated alley in Block 8, Plat of the Village of Benton City, according to the record plat thereof, now City or Village of Cologne, lying adjacent to Lots 9 and 10 of said Block 8

(the “Subject Property”); and

WHEREAS, the Planning Commission of the City did on March 6, 2024, conduct a public hearing in relation to the Owner’s request for a Conditional Use Permit; and

WHEREAS, the Planning Commission of the City did on March 6, 2024 recommend approval of the Conditional Use Permit to the City Council; and

NOW, THEREFORE, BE IT RESOLVED the Conditional Use Permit to allow the expansion of an existing non-conforming use is subject to the following conditions:

1. The only use permitted for the Subject Property is storage. No other use of the property is permitted except those as permitted in the Cologne Zoning Ordinance as amended from time to time.
2. The site must be constructed in substantial compliance with the Certificate of Survey prepared by E.G. Rud and Sons, Inc. dated August 17, 2023 and the building plans

prepared by Wallace Architecture, PLLC dated August 21, 2023. The plans may not be amended unless revised plans are approved in conformance with city ordinances.

3. The use and site shall be in compliance with all requirements of the zoning ordinance, as amended from time to time.
4. The use and site shall be in compliance with any Federal, State or County law or regulation that is applicable and any related permits shall be obtained and documented to the City.

Adopted and approved by the City Council of the City of Cologne on a vote of 4 ayes and 0 nays effective on the 11th day of March, 2024.

Approved:



Matt Lein
Mayor

Attested:



Michelle Morrison
City Administrator/Clerk

M/ Bruss

S/ Szarolletta

Lein yes

Szarolletta yes

Kells absent

Bruss yes Samuelson yes

DRAFTED BY:

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