

Planning Commission
City Hall
Council Chambers

1. Agenda

Documents:

[1. AGENDA.PDF](#)

1.A. Presentation

Documents:

[FARIBAULT PLANNING COMMISSION.PDF](#)

2. Minutes Of 12-5-16

Documents:

[2A. MINUTES OF 12-05-16.PDF](#)

3. 5. Election Of Officers

4. 2017 Schedule

Documents:

[4C. 2017 PLANNING COMMISSION SCHEDULE DRAFT.PDF](#)

5. Work Session Agenda

Documents:

[5. WORK SESSION AGENDA.PDF](#)

FARIBAULT PLANNING COMMISSION AGENDA

Tuesday, January 3, 2017

City Hall – **Public Meeting Room**

6:00 PM

1. PRESENTATION FROM NEWLY ELECTED MAYOR VORACEK – **5:50 PM**
Thanks for your service to the City of Faribault
2. CALL TO ORDER – **6:00 PM**
3. APPROVAL OF MINUTES
 - A. Minutes of December 5, 2016
4. PUBLIC HEARINGS
 - A. None
 - B. Election of Officers – Term of one year with no member serving more than two full consecutive terms as Chair.
 1. Chair
 2. Vice-Chair
 - C. Approval of 2017 Meeting Schedule
4. ADJOURN

*Please contact the City Planning Division (507.333.0387) if you need special accommodations related to a disability to attend this meeting.
The Public Hearings are broadcast live on FCTV.*

Faribault Planning Commission
Tuesday, January 3, 2017

Current City Council Commissioner and newly elected Mayor, Kevin Voracek, will give a short presentation to the Planning Commissioners thanking them for their service to the City of Faribault.

FARIBAULT PLANNING COMMISSION
MINUTES
December 5, 2016

1. CALL TO ORDER

Chair Ackman called the meeting to order at 7:00 p.m. Commissioners present: Chuck Ackman, Dave Campbell, Mike Schendel, Tom Spooner, Ann Vohs and Steve White
Commissioners Absent: Dave Albers

Staff present: City Planner David Wanberg, Planning Coordinator Peter Waldock, Consultant Rita Trapp, and Department Secretary Sandi Tidemann

2. APPROVAL OF MINUTES

Commissioner Schendel made a motion to approve the Minutes of November 21, 2016, with correction to date on the minutes to November 21, 2016. Commissioner Spooner seconded the motion with correction. Motion carried (6/0).

3. PUBLIC HEARINGS

A. VAR 56-16 Scott Gutzmann, Variance for side yard setback of 10 feet to allow a proposed attached garage and Variance for driveway constructed within roughly one foot of side lot line at 609 4th Ave NW.

Waldock presented the report. The applicant purchased a historic church and wants to turn it into a single family home. The building has been vacant for several years and converting it will improve the neighborhood and bring the vacant building back to life. He plans on attaching a single car garage to the south side of the structure. Because the building is bigger than a normal sized home, a variance is needed to allow a one foot setback from the south property line for the driveway. After all improvements, the lot coverage (53%) will be under the allowed coverage (60%) in the R-3 District. Staff is recommending approval subject to findings and conditions listed in the draft Resolution.

Chair Ackman asked the Commission for questions. Ackman asked about the date the church was moved onto the lot and wondered if it was sooner. Staff will confirm statement. The public hearing was opened. The applicant, Gutzmann asked the length of time he has to complete his project (1 year after Council approval). With no further input, Ackman closed the hearing and brought it back to the Commission for a motion.

Commissioner Spooner feels this is straight forward, an easy decision and made a motion to approve VAR 56-16 as presented in the draft Resolution with the three added conditions. Commissioner Schendel seconded the motion. Motion carried (6/0).

B. Cave Creek LLC, Proposed Faribault Place PUD generally located in the 800-900 block of Faribault Road with multiple requests as listed. This is a continuation from December 17, 2016, meeting.

Rita Trapp, Consultant, gave an overview presentation of all the proposed requests and what each entailed. The proposal down-sized the townhomes to 28 units and includes a 60 unit senior assisted living building, and an 80 unit senior independent living building. The Comprehensive Plan Amendment changes future land use from Community Commercial to High Density Residential. Rezoning of the Underlying Zoning changes from C-2 Highway Commercial to R-4 High Density Residential. The Amendment of the PUD-M Overlay will remove the majority of parcels from the PUD-M Overlay District. The Amendment creating the PUD-M Overlay District will allow residential portions to stay together, the current commercial site be development under C-2 Highway Commercial regulations, and keep the existing 90 unit senior building regulated under the PUD-M. Establishment of a PUD Overlay Zoning District 2016-XX and approval of the PUD Development plan, will by removing the existing PUD Overlay Zoning District, establishing a new PUD Overlay Zoning District, which will clean it up and accommodate the multiple housing types and commercial facilities.

Trapp indicated the area where discussion is needed will be over the proposed Development Plan, lot dimensions and building bulk regulations, allows using the 20% density bonus for integrated projects with a variety of housing types and additional site amenities. Using the density bonus, the overall project meets density requirements. Also, by providing more green space elsewhere, the lot width can be reduced to meet requirements. Off-street parking does not meet requirements so the applicant is asking for an exception. There is a deficit of 32 spaces for the 80 unit building but there 22 more spaces than required at the 60 unit building leaving a shortage of 11 spaces after calculations.

Open space is already a challenge since Outlot A cannot have any buildings on it (2006 financing) and it must include the existing 90 unit building. With all open space combined, it is short .58 acres. Staff suggested requesting a variance of 20% open space, even with the number of proposed amenities. This proposal meets R-4 Zoning District and PUD Development Standards. Detailed plans for lighting and signage will be needed at time of Site Plan approval. Vacation of current easements/ROWs must be done to allow for the creation of a new plat (Faribault Place 3) that will include all sites. Platting will include the new parcels and the vacant commercial site, which will not be part of the PUD.

Staff recommends approval of all draft Resolutions and Ordinances with their conditions. Commissioner White asked for an explanation on “restricted independent living” for Building A: individuals that live without any support services. Spooner asked about the addresses for the two large buildings (60 & 80 units). Ackman also thought the street name didn’t fit. Cameron spoke to the Commission and thanked them for their input and help. He related how the change from the original plan to the current one evolved. Affordability is in high demand and they would like to go forward with the 60 unit first. He is open to questions. Commissioner White asked about phasing- Cameron indicated it has everything to do with approvals.

Chair Ackman opened the public hearing and noted there are no public members present beside applicant and media and closed the public hearing and brought it back to the Commission for action. White asked what happens if the market changes and townhomes didn’t go forward. Staff noted if there is a change, it would need to be re-examine and/or/amended. White also feels the parking situation is insufficient and will create a bad situation. Ackman asked for information on Cardinal Pointe and what formula was used for their parking. White was clear he is not willing to

compromise on lack of underground parking and more spaces with building A. Commissioner Campbell agrees that more parking or underground parking should be done with Building A. Commissioner Spooner thinks there are a lot of people (70+) who can live alone but no longer drive. Ackman wanted to know how drivers will know what streets are public or private. Staff noted there will be “bumps”, the road narrows, and will visibly be different. Ackman also suggested the road be called a “Bay”. Schendel asked about snow removal and if it will be removed from site: Staff indicated it will be placed in the NE and SE corners. With no further questions, Chair Ackman asked for motions.

3B1. Commissioner White made a motion to approve CUP 45-16 Comprehensive Plan Amendment as presented in the draft Resolution. Commissioner Vohs seconded the motion. Motion carried (6/0).

3B2. Commissioner Schendel made a motion to approve RZ 46A-16 rezoning from C-2 to R-4 as presented in the draft Ordinance. Commissioner White seconded the motion. Motion carried (6/0).

3B3. Commissioner Schendel made a motion to approve RZ 46B-16 Amendment of PUD-M Overlay District as presented in the draft Ordinance. Commissioner Vohs seconded the motion. Motion carried (6/0).

3B4. Commissioner White cannot support the overall PUD project since the parking is not right. Ackman asked Trapp to run through the proposed parking again. Schendel asked if parking standards included employees; not specifically. Spooner made the argument that an individual can choose to rent or not rent based on their own parking needs and will vote in favor. White, again stated the parking is not sufficient and wants it done right. Spooner made a motion to approve RZ 46C-16 Creating PUD-M Overlay District and Approval of the Development Plan as presented in the draft Ordinance. Schendel seconded the motion. Motion carried (Yea-3 Schendel, Ackman, Spooner, Vohs / Nay- 2 Campbell & White).

3B5. Commissioner Vohs made a motion to approve VAR 47-16 for Open Space as presented in the draft Resolution. Commissioner Spooner seconded the motion. Motion carried (Yea-5 / Nay-1 White).

3B6. Commissioner Schendel made a motion to approve VAC 55-16 Vacation of Easements as presented in the draft Ordinance. Commissioner Spooner seconded the motion. Motion carried (6/0).

3B7. Chair Ackman commented the street name should be either Bay or Place but would be voting in favor. Commissioner Vohs made a motion to approve PP 50-16 Approval of Preliminary Plat as presented in the draft Resolution. Commissioner Spooner seconded the motion. Motion carried (Yea -5 / Nay-1 White).

3B8. Chair Ackman asked Trapp about items that are still being cleaned up on the final plat; Trapp indicated if adjustments are needed, they would be done before it goes to City Council. Commissioner Spooner made a motion to approve FP 51-16 Approval of Final Plat as presented in the draft Resolution. Commissioner Schendel seconded the motion. Motion carried (Yea -5 / Nay-1 White).

A motion to adjourn was made by Commissioner Spooner and seconded by Commissioner Campbell to adjourn. The meeting was adjourned at 8:26 p.m. Motion carried (6/0).

Respectfully Submitted,

Sandi Tidemann, Department Secretary

MINUTES APPROVED:

Chuck Ackman, Chair

FARIBAULT PLANNING COMMISSION
2017 MEETING SCHEDULE
DRAFT

Planning Commission Meeting Dates (1st & 3rd Mondays)
January 3 (Tuesday)
January 17 (Tuesday)
February 6 (Monday)
February 21 (Tuesday)
March 6 (Monday)
March 20 (Monday)
April 3 (Monday)
April 17 (Monday)
May 1 (Monday)
May 15 (Monday)
June 5 (Monday)
June 19 (Monday)
July 3 (Tuesday)
July 17 (Monday)
August 7 (Monday) August 21 (Monday)
September 5 (Tuesday)
September 18 (Monday)
October 2 (Monday)
October 16 (Monday)
November 6 (Monday)
November 20 (Monday)
December 4 (Monday)
December 18 (Monday)
January 2, 2018 (Tuesday)
January 16, 2018 (Tuesday)

Planning Commission typically meets the 1st & 3rd Mondays of the month at 7:00 pm at City Hall, unless an alternate date is posted.

***FARIBAULT PLANNING COMMISSION
WORK SESSION
Annual Meeting***

Tuesday, January 3, 2017

City Hall–Public Meeting Room

Immediately Following 6:00 pm Meeting at Warehouse A

1. CALL TO ORDER

2. REQUESTS TO BE HEARD

A. None

3. ITEMS FOR DISCUSSION

A. 2017 work plan:
CUP Ordinance
Accessory Structures
Industrial District
??

4. ROUTINE BUSINESS

A. Update on City Council Action
B. EDA Update
C. Next Meeting – Monday, January 17, 2016

5. ADJOURN