

**FARIBAULT PLANNING COMMISSION**  
**MEETING MINUTES**  
**March 19, 2018**

**1. CALL TO ORDER**

Chair Ackman called the meeting to order at 7:00 PM in the City Council Chambers. Commissioners present: Chuck Ackman, Dave Albers, Dave Campbell, Mike Schendel, Tom Spooner, Ann Vohs, and Steve White

Commissioners Absent: None

Staff present: City Planner David Wanberg, Planning Coordinator Peter Waldock and Administrative Assistant II Sandi Tidemann

**2. APPROVAL OF MINUTES**

Commissioner Vohs made a motion to approve the Minutes of January 8, 2018, as presented. Commissioner Albers seconded the motion. Motion carried (7/0).

**3. PUBLIC HEARINGS - None**

**A. ZTA 1-18 Zoning Amendment - Fence Regulations**

Waldock presented giving background on previously discussed fence issues and the increased interest from the public to allow corner side yard fences and screening. The amendment would especially help those currently not meeting regulations, eliminating the variance request. Staff reviewed several other cities' fence ordinances and found varying requirements or none at all. City Council discussed fences and accessory structures last year and choose not to take any action at that time. With the fence and accessory structure certifying process approved by the City Council for 2018, it is time to refine the regulations.

The new Amendment would allow screening fences in the corner side yard area and screening slats in commercial/industrial districts kept in good repair only, allow 4' chain link put decorative topper, and site triangles for driveways on/off site.

DRC reviewed the amendment changes with two comments: sight triangle diagrams need clarification for end users and installers; and for emergency needs install a front gate. Staff is recommending approval of ZTA 1-18 as presented with Ordinance 2018-02.

During the discussion, the Commissioners felt strongly on clearer language on the site triangle, and the example in the brochure would be easier to understand by adding a scale driveway.

Chair Ackman opened the public hearing. With no one present, the public hearing was closed and brought back to the Commission for action. Chair Ackman reiterated the main concerns of the Commission are the site triangle so there is clear vision while backing up and the definition of decorative fence for the additional one foot in heights.

Motion was made by Commissioner White and seconded by Commissioner Schendel to approve ZTA 18-1 with clearer language on site triangles and a gate for front yard access. Motion carried (7/0).

**B. ZTA 18-2 Zoning Amendment - Accessory Structures Regulations**

Waldock started the presentation with history and background on the past discussions in 2016 (no

new Minnesota State Statutes on accessory structures up to 200 SF are now non-permitted. The City's regulations do not reflect the new Statutes. The City would like to close the gap for structures between 120 SF and 200 SF while implementing the new Statute. Structures over 200 SF will be permitted and need to meet design standards and compatibility with the primary building; structures from 80 SF to 120 SF will require a Zoning Certificate and require a plan review for compliance (\$25). Structures under 80 SF will not require any reviews, certificate, or building separation, but must meet rear/side yard setbacks from principal building. Staff is recommending approval of the new Ordinance.

Commissioners voiced their concerns which included:

- Mechanism for hazardous structures
- Metal structures, tent frames, temporary car ports (should not be allowed)
- Wind and snow loads
- Ability to inspect and enforcement
- Structures under 80 SF having no guidelines

The Commissioners are not in agreement on several areas and want Staff to rework the amendment in regards to anchoring, compatibility, car ports versus garages, and clearly define what is NOT allowed. Carports are the major issue and feelings are strong for prohibiting the steel frames because of their instability and appearance.

Commissioner Spooner asked about the new zoning certificate fee of \$25, how long it's been in effect, and the fact nobody knows about it. He is against the amended regulation and fee and noting there are hundreds of accessory structures already in town that have never gotten a permit, and what will be done in regards to enforcement, if anything.

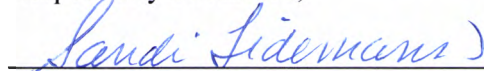
Commissioner White made a motion to table ZTA 18-2 Accessory Structures. Staff was directed to clean up the amendment. Items to be defined include: clear language on the three accessory groups, compatibility, what is not allowed, and anchors on all structures.

Chair Ackman noted there are no public members in the audience but open and closed the public hearing before asking the Commission for a motion. Motion carried (7/0).

#### 4. **ADJOURN**

A motion to adjourn was made by Commissioner Campbell and seconded by Commissioner Vohs to adjourn. The meeting was adjourned at 7:39 p.m. Motion carried (7/0).

Respectfully Submitted,

  
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Sandi Tidemann, Administrative Assistant II

#### MINUTES APPROVED:

  
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Chuck Ackman, Chair