

FARIBAULT PLANNING COMMISSION
MEETING MINUTES
April 2, 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, Mike Schendel, Tom Spooner, Ann Vohs, and Steve White

Commissioners Absent: Dave Campbell

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

2. APPROVAL OF MINUTES

Commissioner Schendel made a motion to approve the Minutes of March 19, 2018, as presented. Commissioner Albers seconded the motion. Motion carried (6/0).

3. PUBLIC HEARINGS - None

**A. VAR 3-18 Matejcek Implement Fence Zero Setback Front Yard
 VAR 4-18 Matejcek Implement- Retain Freestanding sign**

Waldock presented the report starting with background on the fence (6' black chain-link) and discussions with the applicant on needing approval for it. Vandalism and theft were a concern with their merchandise (farm equipment) out in the open. Their plans include removal of the former Country Kitchen (resolving their non-compliance issue) to expand their dealership display area and relocating one of the freestanding signs closer to the Highway. The number of signs on the property does not increase and will remain at five (5). Setbacks will be met once the former Country Kitchen sign is removed and the lots are combined. The Applicant does not want to black top the area after demolition due to the nature of the business and the heavy equipment.

The City will need maintenance access to the lift station on the SE corner without using the snowmobile trail and which needs to be worked out with the applicant.

City Staff acknowledges the overall area, including the former Country Kitchen, as one lot and has no objections to the variance requests for the fence and sign, recommending approval. DRC reviewed the request and noted the fence should not be placed over the easement area and the lift station should be accessible without using the snowmobile trail; possible additional easement with applicant. Also noted-the Country Kitchen sign must be removed.

Chair Ackman asked the Commission for questions. Several concerns were voiced:

- Are front yard setbacks different for commercial versus residential
- With zero fence setback where will the snow be pushed to, road maintenance
- Applicant installed the fence without approval
- Applicant did not attend meeting to answer questions

Chair Ackman opened the public hearing. With no one present, the public hearing was closed and brought back to the Commission for action.

Commissioner White made a motion to approve VAR 3-18 as presented. He understands the fence variance is unique due to the implements (safety and security).

Albers understands the Applicant's reasoning also with all the money put into the equipment but would like more setback. Ackman also noted the unique aspects and that they cannot expand any further. He agrees that the asphalt could be torn up by the heavy equipment. Ackman's preference is a 5 foot fence setback but they approved the fence for Petro Wash so missed their chance to correct it. Spooner and Schendel both felt the applicant did not take his request seriously by not attending to answer questions.

Albers seconded the motion. Motion carried (4/2) Nays-Spooner, Schendel

Commissioner White made a motion to approve VAR 4-18 as presented. Vohs seconded the motion. Motion carried (5/1-Spooner).

4. ADJOURN

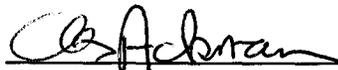
A motion to adjourn was made by Commissioner Albers and seconded by Commissioner Schendel to adjourn. The meeting was adjourned at 7:25 p.m. Motion carried (6/0).

Respectfully Submitted,



Sandi Tidemann, Administrative Assistant II

MINUTES APPROVED:



Chuck Ackman, Chair