

**FARIBAULT PLANNING COMMISSION**  
**MINUTES**  
**April 16, 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 Sandi Tidemann Administrative Assistant II.

**2. APPROVAL OF MINUTES**

Commissioner Spooner made a motion to approve the Minutes of April 2, 2018, as presented. Commissioner Albers seconded the motion. Motion carried (7/0).

**3. PUBLIC HEARINGS**

**A. VAR 5-18 AND CPA 6-18 United Development Group LLC, Comprehensive Plan Amendment for Commercial uses; Variances from building setback, parking setbacks, drive aisle width, and flood fringe buffer at 400 Western Avenue.**

Waldock presented the report, giving background on the property's history. The parcel has an unusual shape with the Sakatah Trail to the north, a 20 ft. utility easement through it, and is in Zone AE flood plain and the shoreland protection overlay district. Several variances were approved at a previous hearing (2006), but have lapsed and are now void. The applicant is requesting four setbacks, fewer parking spaces and a reduced width for drive aisle to construct a 3050 SF retail building. It was noted the applicant could possibly build without any variances but the building would be much smaller.

The DRC reviewed the request and recommends denial of the project with 11 findings. Staff is also recommending denial of the proposed request based on the seven findings listed in Resolution 2018-XXX.

Chair Ackman asked if the Commission had any questions for Staff. Commissioner White asked if the billboard is on the approved Billboard list-yes.

With no further questions, Chair Ackman opened the public hearing. Tom Hyberg, LandSakes, addressed the Commission giving a brief history on the property. Hyberg knows the parcel has many challenges but he feels they have been addressed. Hyberg know setbacks are for protection and open space for the neighbors. They feel there is open space and no public neighbors so would this really have an impact. He has talked with the DNR who would supply ground material once all the trees are removed.

Nick Ferry, United Development Group. Their initial contact with Waldock was back in October on the new proposal. Ferry also agrees the setbacks are not necessary, but several were approved in 2006 and should be approved again. The Drive aisle width should not be an issue and the required 1' elevation within the flood buffer zone is met everywhere on the lot except at the back of the proposed building which doesn't effect the function of the intent. They do not feel that traffic will be an issue due to the low daily volume but need a few more parking spaces for employees.

Wireless Verizon has outgrown their current building, needing more space and want to build in the same area with a new building they would own. Vince xxx approached the Commission and talked about the new building. The Faribault store is one of their best and they want to stay and expand here. Parking will be on the west side of the property with Staff in the triangle. They feel traffic will not be an issue and with their hours and approximately 25 customers throughout the day, not all at once. Plans are to clean up the area and increasing the tax base.

With no further discussion, Chair Ackman closed the public hearing and called for a motion. Waldock noted Staff did receive one complaint from Jody Telshow in regards to traffic and pedestrian problems and safety.

Commissioner White made a motion to approve Res. 2018-XX to deny VAR 7-18 and CPA 6-18, and urged them to keep looking in Faribault. Schendel seconded the motion. Best case scenario; MNDOT buys it to create a right turn lane. Commissioner Spooner noted the entire intersection is poor planning, Saturday traffic gets packed and making a left-hand turn would be impossible. He doesn't see anything going on that property. Commissioner Albers also feels it is a traffic safety issue. Commissioner Ackman doesn't disagree with all the comments but acknowledges variances are given for various things but this property is the oddest shaped piece in Faribault and is truly very unique. He would like to give them wide latitude and find a fix. Commissioner White comes back to safety but this is a major arterial street and as the City builds up the traffic will continue to increase and MNDOT will eventually need to add a right turn lane. Commissioner Schendel really likes their design but shares the concerns and hopes they will build in Faribault. Motion carried (6/1 Ackman).

**B. VAR 7-18 Ken Warwick, Setback Variance for a garage addition at 104 Shumway Avenue.**

Waldock presented the report. The applicant would like to extend his current garage to make it larger. The garage can not be moved without removing major trees, which they do not want to do. Commissioner Albers asked about the roof and if it will be a hip roof.

DRC reviewed the request and recommend approval of Res.2018-XXX and required findings. Staff is also recommending approval.

Ken Warwick addressed the Commission. Warwick plans on extending the hip to match the current hip roof. Chair Ackman asked what a hip roof was – Albers indicated it is four peaks meeting. Ackman continued the public hearing and asked if any public had comments. With none, he closed the public comment and brought it back for action. Commissioner Spooner drives by this house every day and noted how nice it is, clean and well kept, and made a motion to approve VAR 7-18 as presented. Commissioner Schendel seconded the motion. Motion carried (7/0).

**C. RZ 8-18 and CPA 15-18, Jeff Jandro, Rezoning from TUD Transitional Urban**

**Development District to I-2 Heavy Industrial District: Comprehensive Plan Amendment to re-guide from Industrial Park Uses to Industrial Uses at 17250 Acorn Trail and surrounding areas.**

Waldock presented the report. There are two Resolutions. The applicant is requesting to re-zone his property to I-2 Heavy Industrial to allow a potential buyer to run their business on the property. Staff is also recommending re-guiding the surrounding property to Industrial Use, including the entire area along the railroad tracks. At the same time, the Schultz's would also like to be included in the changes. Zoning Designation, currently TUD, will change to I-2 and will include the entire property plus both sides of Park Avenue.

The applicant would like to reuse the farm for storage of building materials and extend a rail spur into the property for transportation/distribution of the materials.

DRC reviewed the request and recommends approval with three comments. Staff is also recommending approval with five findings.

With no question from the Commission, Chair Ackman opened the public hearing. With no comments, the public hearing was closed and brought back to the Commission for action.

A motion was made by Commissioner White to approve RZ 8-18 as presented. Commissioner Spooner seconded the motion. Motion carried (7/0).

A motion was made by Commissioner White to approve CPA 9-18 as presented. Commissioner Spooner seconded the motion. Motion carried (7/0).

**D. PP/FP 9-18 MRA Holdings LLC, Preliminary and final plat approval of the Meadows 3<sup>rd</sup> Addition, single family subdivision south of 14<sup>th</sup> Street NE and west of East View Drive.**

Waldock presented the report. The applicant is requesting preliminary and final plat for the Meadows 3<sup>rd</sup> Addition. This is a continuation of the subdivision 14 years ago on the east side of Faribault. Replatting of Outlot B and Outlot D of The Meadows 2<sup>nd</sup> Addition will be included in this approval. The intention of the developer is to mostly follow the original preliminary plat (2004) for subdivision with a few minor changes. This phase will have 38 single family residential lots. A variety of house types, full and walkouts is one of the changes.

The applicants are also proposing new street names for the core area of the plat, extension of streets, improvements of the cul-de-sac, adding parks, etc. The City Engineer reviewed the application and recommends approval subject to his comments, including entering into a Developer's Agreement prior to construction.

DRC reviewed the request and support the project with four comments. Staff also recommends approval with the five required findings.

With no questions from the Commissioners, Chair Ackman opened the public hearing. Several member of the community voiced their concerns which included:

- Will there be convents -houses will match what is across the street
- Length of time for construction -middle of July to start and intermittently over 3 years

- Spacing of homes and lot sizes      -home valuations will drop; can purchase addition lot
- Green space                                      -plans to include parks

Dan Behrends, behalf of MRA Holdings LLC, indicated they know a second access is needed, and Eastview Drive needs to be finished along with sidewalks. These lots are larger (deeper) than the first addition and meet standards. There will be two ponds, wetland and retention ponds.

The Meadows subdivision has been in the works since 2003, but with the downturn in 2004, things were put on hold. With the demand for new housing picking up, it's time for the project to go forward.

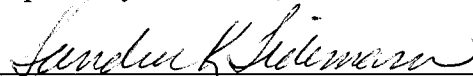
With no further comments, the public hearing was closed and brought back to the Commission for action.

Commissioner White made a motion to approve PP/FP 9-18 as presented. Schendel seconded the motion. Motion carried (7/0).

**4. ADJOURN**

A motion to adjourn was made by Commissioner Spooner and seconded by Commissioner Albers to adjourn. The meeting was adjourned at 8:29 p.m. Motion carried (7/0).

Respectfully Submitted,



Sandi Tidemann, Administrative Assistant II

**MINUTES APPROVED:**



Chuck Ackman, Chair