

**FARIBAULT PLANNING COMMISSION**  
**MINUTES**  
**May 7, 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, and Ann Vohs

Commissioners Absent: Steve White

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

**2. APPROVAL OF MINUTES**

Commissioner Albers made a motion to approve the Minutes of April 16, 2018, with a correction to the date. Commissioner Campbell seconded the motion. Motion carried (6/0).

**3. PUBLIC HEARINGS**

- A1. CUP 10-18 Conditional Use Permit, 10,000 Drops Craft Distilleries-28 4<sup>th</sup> St NE, for an outdoor eating/drinking enclosure located within 200 ft of a residential use.**
- A2. VAR 11-18 Sign Variance, 10,000 Drops Craft Distilleries-28 4<sup>th</sup> St NE, to allow a wall sign of 144 SF where 125 SF is allowed and a projecting sign of 26 SF where 7.5 SF is allowed.**

Waldock presented the report, giving background on 10,000 Drops' history. Phase I started in 2017 on the inside of the building, Phase II will be the outdoor patio and the new signs. The patio and signs are the only outdoor enhancements at this time and will be compatible to F-Town. The enclosure will be similar to F-Town (four feet tall) but will have a gate for delivery unloading or possible food truck, using stamped concrete with a fire pit and will accommodate a band. Liquor cannot leave the patio and will be policed by the Staff.

The larger sign is being requested to cover the old painted name on the building. With the historical value, covering instead of trying to remove the paint is advised. The projecting sign will not hang over the sidewalk or street and will be located on the SW corner over the patio. Signs meet all criteria except for the square footage. HPC reviewed with no objections.

The DRC reviewed the request and recommends approval. Staff is also recommending approval of CUP 10-18 with the 11 findings included in Resolution 2018-XXX and VAR 11-18 with the five findings included in Resolution 2018-XXX.

Chair Ackman asked if the Commission had any questions for Staff. With no questions, Chair Ackman opened the public hearing. The applicant, Hvistendahl, noted the sound system equipment will focus the sound towards the post office and can be heard inside and/or outside. Phase III will,

when feasible, will include an event center in the upstairs. Ackman asked when Hvistendahl purchased the building – 1996.

With no further discussion, Chair Ackman closed the public hearing and called for a motion.

A motion was made by Commissioner Spooner and seconded by Commissioner Campbell to approve CUP 10-18 as presented in Res. 2018-XXX. Motion carried (6/0).

A motion was made by Commissioner Albers and seconded by Commissioner Spooner to approve VAR 11-18 as presented in Res. 2018-XXX. Motion carried (6/0).

**B. VAR 12-18 Variance, O'Reilly Auto Parts, 308 4<sup>th</sup> St NW, to allow a driveway 40 ft from curb line at 4<sup>th</sup> Street where 50 ft is required.**

Waldock presented the report. O'Reilly will be constructing a new building but due to the fiber optic cable running through the middle of the property, they must shift the building and work around it, making it desirable to move the driveway and curb cut further south away from the corner. Moving the cable is not an option since it would interrupt service to all the surrounding businesses and homes in the area. All lots will be combined and include stormwater retention.

DRC reviewed the request and recommends approval. The DRC and Staff both agree the direction of the building should not be changed and don't feel traffic will be an issue. The UDO includes seven findings and two conditions for approval included in the draft Resolution. Staff recommends approval.

Chair Ackman asked the Commission for questions. Spooner inquired what the plans there are for the north end of property; open space, stormwater manage and landscaping. It could be used for delivery trucks also. Vohs asked if the new building will be even with the current strip mall building-yes. Albers wondered about moving the cables during the proposed street construction but this line is not in the new construction zone to begin in 2019. Schendel asked if the parking lot will have access to the strip mall-no. At this time, it is not known if the driveway on 5<sup>th</sup> Street will use the current curb cut. This will need to have some discussion with the current residential lot adjacent to that portion.

With no other questions from the Commission, Chair Ackman opened the public hearing. Paul Engel, Anderson Engineering, invited the Commission to contact him if they had any questions or concerns. With no comments, the public hearing was closed and brought back to the Commission for action.

A motion was made by Commissioner Schendel to approve VAR 12-18 as presented in Res. 2018-XXX. Commissioner Vohs seconded the motion. Motion carried (6/0).

**4. ADJOURN**

A motion to adjourn was made by Commissioner Albers and seconded by Commissioner Schendel to adjourn. The meeting was adjourned at 7:33 p.m. Motion carried (6/0).

Respectfully Submitted,



Sandi Tidemann, Administrative Assistant II

**MINUTES APPROVED:**



Chuck Ackman, Chair