

***FARIBAULT PLANNING COMMISSION
MINUTES
May 21, 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, and Planning Coordinator Peter Waldock

2. APPROVAL OF MINUTES

Commissioner Albers made a motion to approve the Minutes of May 7, 2018, as presented. Commissioner Spooner seconded the motion. Motion carried (5/0).

Commissioner Vohs arrived after the vote.

3. PUBLIC HEARINGS

A1. ZTA 18-2 Zoning amendment to update the code requirement for Accessory Structures.

Waldock presented the report. The Commission discussed the current requirements at previous meetings and decided the Ordinance needed updating with language revisions including details on enforcement, wind/snow loads, clarification of tie-downs, not allowing temporary structures, and defining the required applications for all stages of the Ordinance.

Permanent accessory structures:

- Under 80 Sq. Ft. - no regulations, no certificate or permit required
- 80 - 200 Sq. Ft – requires zoning certificate and meet zoning setbacks
- Over 200 Sq. Ft – requires a building permit and meet all zoning setbacks and compatibility standards

The text amendment will clarify terms, and define when color and design standards are applicable.

Chair Ackman asked the Commission for questions. The major issues were on not allowing any temporary structures (carports and temporary garages) for storage. If carports are allowed, they will require paved parking surface/permanent foundation. Greenhouses also were discussed and how they could end up being used for storage for eight months out of the year. The most commonly seen greenhouses are the canopy (poly) with a tubular frame and should not be allowed. It was agreed they need to be anchored and possibly limited to 120 Sq. Ft. in size. Commissioner White wants greenhouses to come back for more in-depth discussion at a later date, and added to the Ordinance by an addendum.

The Commissioners felt strongly about setbacks and wondered why structures under 80 Sq. Ft.

didn't need to have separation from the main structure like the others. Waldock explained that the smaller structures put right next to the main house would be an extension of the house and would need to meet the main structure setbacks like a new building. Carports and/or temporary garages is another item the Commission, if allowed, wants stronger language on the way they are anchored- such as straps/tie downs, but no cinder blocks.

Commissioner White wants greenhouses to be discussed in more depth at a later time, and added by an addendum. Commissioner Spooner is glad they are working on the accessory structures but is sure that nobody will know a "zoning certificate" is going to be needed for 80-120 Sq. Ft. sheds. He also wants to have setbacks from all main structures.

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

A motion was made by Commissioner Albers and seconded by Commissioner Schendel to approve ZTA 18-2 as presented in Res. 2018-XXX, with instructions to Staff to come back with language on greenhouses, in the future, to add to the Ordinance based on the discussion. Motion carried (5/1-Spooner).

4. ADJOURN

A motion to adjourn was made by Commissioner Spooner 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