

FARIBAULT PLANNING COMMISSION
MINUTES
July 2, 2018

1. CALL TO ORDER

Vice-Chair Spooner called the meeting to order at 7:00 PM in the City Council Chambers. Commissioners present: Dave Albers, Mike Schendel, Tom Spooner, Ann Vohs, and Steve White
Commissioners Absent: Chuck Ackman and Dave Campbell
Staff present: City Planner David Wanberg, and Planning Coordinator Peter Waldock

2. APPROVAL OF MINUTES

Commissioner Schendel made a motion to approve the Minutes of June 4, 2018, as presented. Commissioner Albers seconded the motion. Motion carried (5/0).

3. PUBLIC HEARINGS

A. CUP 16-18 Conditional Use Permit for Outdoor dining and drinking enclosure for Al's Place (Grampa Al's) at 28 3rd Street NW

Waldock presented the report. Jim Jasinski, applicant, is asking for an enclosure (24' X 20') on the north side of the building facing the alley. The proposed plan includes four tables with 5 chairs each and umbrellas, accommodating approximately 20 patrons. A 4' high wrought iron fence with gate will enclose the concrete patio. No speakers for music are planned at this time.

DRC reviewed the request and were in favor of approval with four comments. Locking gate for emergencies only, staff will monitor patrons, if music is introduced later will be controlled, and appropriate lighting.

Staff is recommending approval with the 11 required findings and three conditions in draft Resolution 2018-144.

Vice-Chair Spooner asked the Commissioners for questions. Commissioner Albers asked about the locking gate and if it was required (to stop drinks from leaving the enclosure). Waldock noted it was a suggestion. Commissioner White agrees but would like an alarm to sound when the gate is opened. Waldock noted that a gate was not required for 10,000 Drops or other establishments in Faribault who have outdoor patios allowing alcohol. Albers agreed with Waldock and suggested if it becomes an issue, something would need to be done.

With no further discussion, Vice-Chair Spooner opened the public hearing. The applicant was present but had no additional comments. With no public in attendance, Spooner closed the public hearing and called for a motion.

A motion was made by Commissioner White to approve CUP 16-18 with a third condition adding the panic locking device for emergencies to the gate. No second was made.

Vice-Chair Spooner asked the Commissioner for a new motion. Commissioner Albers made a motion to approve CUP 16-18 as presented since other establishments have not been made to have a locking gate.

Vice-Chair Spooner voiced his opinion. Since they haven't required locking gates for others, they can't put this on Grampa Al's. White clarified he was talking about a "panic gate" and felt "just because they hadn't asked for it in the past, no reason they can't do better going forward". Commissioner Albers didn't see it as a padlock, but a latch on the inside.

Vice-Chair Spooner asked if there was a second. Commissioner Vohs seconded the motion as presented. Motion carried (yea- Albers, Schendel, Spooner, Vohs / nay-White)

3B. CPA 17-18 Comprehensive Plan Amendment to Guide Met Con Business Park for Industrial Use, and RZ 18-18 Rezoning from TUD to I-1 and I-2 at Met Con Business Park

Troy Zabinski, applicant, is requesting rezoning of Met Con Business Park to I-1 and I-2. With the recent annexation of the Park and the conversion of the former Malt-O-Meal site to Daikin (I-1 Light Industrial/manufacturing), it makes sense to rezone. A new, 10,000 SF building, will be built on the east side of Acorn Trail to accommodate Met-Con (I-2 Heavy Industrial).

The City's long term Vision envisioned Industrial use of the subject property and is consistent with the proposal. The Comp Plan needs guidance for the industrial land use; I-1 Light Industrial for the west side of Acorn Trail and I-2 Heavy Industrial for the east side, which makes sense. Light industrial use could be manufacturing, bulk community use and Heavy industrial is for uses that require a separation/isolation due to the materials involved.

Vice-Chair Spooner asked the Commission for questions. With none, he opened the public hearing. Troy Zabinski, applicant, spoke to the Commission. He has had inquiries through DEED, Great River Energy and others that are looking for shovel-ready property or pads. With the interest from Daikin wanting the building, they could go forward with the request for annexation and now can expand.

With no further questions, Spooner closed the public hearing and brought it back to the Commissioner for a motion.

Commissioner White made a motion to approve CPA 17-18 with the Draft Resolution 2018-143 as presented. White was not in favor of the business when it first started out north of town, but has changed his mind and is happy to see how well everything is going and all the potential. Commissioner Vohs seconded the motion. Motion carried (5/0).

Commissioner White made a motion to approve RZ 18-18 with Ordinance 2018-8 as presented. The rezoning makes total sense and follows the City's Vision. Commissioner Schendel seconded the motion. Motion carried (5/0).

4. ADJOURN

A motion to adjourn was made by Commissioner Albers and seconded by Commissioner Schendel to adjourn. The meeting was adjourned at 7:26 p.m. Motion carried (5/0).

Respectfully Submitted,



Sandi Tidemann, Administrative Assistant II

MINUTES APPROVED:



Tom Spooner, Vice-Chair