

FARIBAULT PLANNING COMMISSION
MINUTES
September 4, 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, Administrative Assistant II Sandi Tidemann.

2. APPROVAL OF MINUTES

Commissioner Schendel made a motion to approve the Minutes of August 6, 2018, correcting the date from September 20 to August 6, 2018. Commissioner Campbell seconded the motion with the correction. Motion carried (5/0).

3. PUBLIC HEARINGS

A. VAR 22-18 Variance from the UDO requirements for garage setbacks and accessory structure size limits in the R-3 Medium Density Residential District at 218 4th Avenue NW.

Waldock presented the report. Applicant, Eleuterio Rebolleo China, would like to demolish his current garage and construct a new 10 X 12 garage in the same location, but with about one foot from the west property line, correcting an encroachment across the west property line. Because of the new garage size a variance is required for the setbacks. A second variance is needed for an existing second accessory structure (over 120 SF) for size limit.

DRC reviewed the request and were in favor with three comments:

- Similar conditions exist on nearby lots
- The garage cannot readily be located elsewhere on the lot
- Approval of the Variances would not be out of character with other homes in the area

Staff is recommending approval with the seven required findings in draft Resolution 2018-XXX.

Chair Ackman asked the Commissioners for questions. With no questions, Ackman opened the public hearing. One member of the public approached the Commission and asked how many stories are proposed for the garage – only one story. Waldock also noted the proposed garage is slightly larger to accommodate today's larger vehicles. With no further questions, Chair Ackman closed the public hearing and brought it back to the Commission for action.

Commissioner Vohs informed the public and the Commission she lives in the neighborhood of the applicant and recused herself from the discussion and vote.

Commissioner Schendel asked if the applicant submitted a survey and learned they are using an old survey of the property.

A motion was made by Commissioner Spooner to approve VAR 22-18 as presented. Spooner noted in these older neighborhoods making exceptions will be the only way homeowners will be able to replace old structures. Commissioner Ablers seconded the motion. Motion carried (5/0).

4. ADJOURN

A motion to adjourn was made by Commissioner Campbell and seconded by Commissioner Albers to adjourn. The meeting was adjourned at 7:10 p.m. Motion carried (6/0).

Respectfully Submitted,



Sandi Tidemann, Administrative Assistant II

MINUTES APPROVED:



Chuck Ackman, Chair