

**FARIBAULT PLANNING COMMISSION**  
**MINUTES**  
**October 1, 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, Mike Schendel, Tom Spooner, and Ann Vohs, Steve White

Commissioners Absent: Dave Albers, and Dave Campbell

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

**2. APPROVAL OF MINUTES**

Commissioner Spooner made a motion to approve the Minutes of September 17, 2018, as presented. Commissioner Schendel seconded the motion. Motion carried (5/0).

**3. PUBLIC HEARINGS**

**A. VAR 31-18 Habitat for Humanity Variance request for Front Yard Setback in R-3 Residential District located at 1004 Central Avenue N.**

Waldock presented the report. Habitat for Humanity is constructing a new single family home at 1004 Central Ave N (previous home was demolished) and would like to add a front porch to the home adding protection from the elements and improve the appearance. Since this is a corner lot, the minimum setback will be based on an average between the adjoining home and the standard setback of 25', or 14'. With the porch extending 5' from the house, a 4' setback variance is needed. Staff agrees the addition of the porch creates a more attractive front and noted that it will not be as close to the road as the neighbor next door.

DRC reviewed the request and are in favor with six comments; one comment being the City should update its ordinance to adjust setback allowance to match adjoining homes in the older established neighborhoods with small lots.

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. With no public or comments, Ackman closed the public hearing and brought it back to the Commission for action.

Commissioner White made a motion to approve VAR 31-18 and accompanying Res. 2018-XXX. He feels the lot is unique and since the original home didn't meet any setbacks, this will correct that issue, improve the site, and it will fit in with the area. Commissioner Spooner seconded the motion noting he has two Habitat for Humanity homes his area and they are a great asset. Chair Ackman agrees this is a good re-use of a small lot, but wondered why the variance is being asked for now

after the construction was started. Staff indicated the porch was added after the fact. Motion carried (5/0).

**3B. PFP 23-18 Kuntze Addition Preliminary and Final Plat to combine three lots into one commercial lot, and an Outlot located at 2005 2<sup>nd</sup> Ave NW; and VAC 24-18 Vacation of unused portion of former Highway 218 Right-of-Way East of 2<sup>nd</sup> Ave NW and North of 20<sup>th</sup> Street NW.**

Chair Ackman clarified with Staff what is being asked of them. This request came before the Planning Commission at their last meeting but due to complications, was continued. There are still questions which need to be cleaned up on the quiet title, so Staff is asking for the request to be continued to October 15<sup>th</sup>, 2018.

Chair Ackman re-opened the public hearing. Mark Steinberg, applicant, was present. He understands the issues with the quiet title and is eager to develop the property by removing the current house and bringing it back to a commercial lot. With no questions or comments, Ackman brought it back to the Commission for action.

A motion was made by Commissioner Vohs to continue PFP 23-18. Commissioner Spooner seconded the motion. Motion carried (5/0).

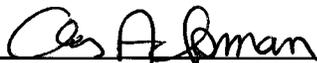
**4. ADJOURN**

A motion to adjourn was made by Commissioner Spooner and seconded by Commissioner Schendel to adjourn. The meeting was adjourned at 7:09 p.m. Motion carried (5/0).

Respectfully Submitted,

  
Sandi Tidemann, Administrative Assistant II

**MINUTES APPROVED:**

  
Chuck Ackman, Chair