



**FARIBAULT PLANNING COMMISSION  
MEETING MINUTES**

Minn. Stat. § 13D.021 – Meeting by Telephone or Other Electronic Means; Conditions - [Minn. Stat. § 13D.021](#) provides that a meeting of a public body may be conducted via telephone or other electronic means if meeting in a public location is not practical or prudent because of a health pandemic or declared emergency.

**Monday, June 21, 2021**

**7:00 PM**

1. Chair Ackman called the meeting to order at 7:04 p.m. and a Roll Call was taken.

**Roll Call:** Commissioner Albers, Commissioner Campbell, Commissioner Temple and Chair Ackman.

**Not Present at Roll Call:** Commissioner Ali, Commissioner Jackson and Commissioner White

## **2. APPROVAL OF MINUTES**

A motion was made by Commissioner Temple seconded by Commissioner Albers to approve the meeting minutes of May 21, 2021.

### **ROLL CALL VOTE:**

**Aye:** Commissioner Albers, Commissioner Campbell, Commissioner Temple and Chair Ackman.

**Nay:** None.

Motion passed on a 4/0 vote.

## **3. PUBLIC HEARINGS**

**A. Variance from front fence setback requirements to allow a fence along Hulett Avenue where a 25-foot front yard setback would otherwise be required in a Commercial District located at 1510 Hulett Avenue. A fence is needed for added security at the site**

Peter Waldock presented this matter on behalf of Applicant, Jeff Jandro of A & J Storage, LLC. Before us, is a request for a variance for a fence that would normally require a 25 foot setback in the front of the business at 1510 Hulett Avenue. There is not enough room for the requested setback. Mr. Waldock stated that the DRC was not opposed to this but wanted to make sure that on the Hulett Avenue side the gate must allow the vehicle entered to not block the road; that the fence be maintained in good condition and that the fence be set back on the 17<sup>th</sup> Street side.

Commissioner Jackson has joined at approx. 7:13 p.m.

As Mr. Waldock concluded his presentation, Chair Ackman brought the matter up before the Commissioners. Commissioner Albers asked if staff has taken this matter up for consideration in future requests. Mr. Waldock stated that perhaps it would be proper for the city to do a zoning text amendment to amend the ordinance for these types of requests. Chair Ackman reference a resolution from 1996 and thought it might be a good addition for staff to include in the City Council packet. Mr. Waldock is aware of such Resolution and said it was saved in his file.

Chair Ackman then opened the matter up to the public and Jeff Jandro with A & J Storage LLC. spoke acknowledging the need for the added security.

Chair Ackman then closed the public hearing and asked the Commission if there was any further discussion. Having no one come forward, Chair Ackman then asked for a motion. A motion was made by Commissioner Albers and seconded by Commissioner Temple to recommend approval of Resolution 2021-136 for the requested variance to allow a 6' tall chain-link security fence on within the required front setback area along Hulett Avenue for A&J Storage LLC. at 1510 Hulett Avenue after finding all the conditions for approval being met for such variance.

### **ROLL CALL VOTE:**

**Aye:** Commissioner Albers, Commissioner Campbell, Commissioner Jackson, Commissioner Temple, and Chair Ackman

**Nay:** None.

Motion passed on a 5/0

### **B. Conditional Use Permit to establish a self-service outdoor storage facility at 1612 7th Street NW in the I-2 Heavy Industrial District and Shore land Protection Overlay District.**

Mr. Waldock began his presentation stating that this applicant is requesting a Conditional Use Permit to establish a self-service outdoor storage facility in the I-2 Heavy Industrial District and Shore land Protection Overlay District. Mr. Waldock

explained the site improvements and noted the engineers report that the applicant will put in Prairie Grass as a storm water filtration device on the east side by Crocker's Creek. There will be a 6' chain link fence with slats as permitted as well as a 2 foot slanted barbed-wire deterrent on the top of the 6' fencing around the perimeter. The lighting will be changed to LED and be downcast to reduce glare. Mr. Waldock expressed the sentiment of the DRC in that they were pleased with the reuse of this property and the site improvements and had no concerns. Of note, if there is a change of use; the need for accessibility by way of a ramp will be necessary.

Chair Ackman then opened the matter up for discussion. Commissioner Jackson stated that he's been working with Dr. Huston on cleaning up Crocker's Creek and noted that there was overgrowth and litter in that area and hopes that this would trigger a cleaner area. Commissioner Albers asked how far the fence was from the bike path. Mr. Waldock replied that it showed 10'. Chair Ackman had a couple of concerns, one being the size of the storage areas. Mr. Waldock stated that each would be 10x30 and Chair Ackman compared it to a parking space. His concern seemed to be the type of things that might be stored in each area. Chair Ackman also asked about perimeter curbing; would this trigger that in this case? Waldock stated that it would not and not be a good idea since they will be putting in the Prairie Grass for the storm water filtration into the creek bed. Chair Ackman was just concerned about consistency. Commissioner Jackson asked about seeing the storage items and Mr. Waldock responded by stating that the fence will be screened with slats. Commissioner Albers was concerned about the use of the barbed-wire. Waldock stated that actually the Police Chief Bohlen was the one that suggested it as a deterrent.

Chair Ackman then opened the matter up for public hearing and the owner, Leon Enders then spoke and felt that it was a good use for the building. The architect, Andy Krenick then spoke stating that the curbing would alter the run-off pattern and they didn't want that to happen. The only curbing will be on the SE corner where there will be parking. Mr. Krenick also stated that not all of the buildings will be painted and mostly on the east portion. Commissioner Albers asked about the loading dock and Mr. Endres stated that they have a recycling center there and that will continue to be used. Mrs. Kristina Knapp, 1704 7<sup>th</sup> St NW then spoke regarding her concerns as a neighbor to the west. She was concerned about the trees near her house and how big they are getting as well as the potential for infiltration of the roots into their foundation. She felt that they are running an automotive business there. Mr. Endres stated that if she had concerns, she could address them with Mila Cross at the building. Mrs. Knapp then asked about additional lighting. Mr. Krenick responded that all the lighting will be retrofitted with LED and downcast. There will be one additional light. Mrs. Knapp then asked about a privacy fence on the west side. Chair Ackman then reminded her that the discussion as issue is on the east side building, not the west side. Mrs. Knapp then went on to state that there was a person living in a camper being the building.

Chair Ackman then closed the public hearing and requested a motion. A motion was then made by Commissioner Albers and seconded by Commissioner Campbell finding

that this matter meets all the finding and conditions and recommends approval of the requested CUP to establish an outdoor self-storage use at 1612 7th Street NW.

**ROLL CALL VOTE:**

**Aye:** Commissioner Albers, Commissioner Campbell, Commissioner Jackson, Commissioner Temple and Chair Ackman.

**Nay:** None.

Motion passed on a 5/0

**4. ADJOURN**

Chair Ackman then requested a motion to adjourn. A motion was then made by Commissioner Campbell and seconded by Commissioner Jackson to adjourn at Campbell 8:00 p.m.

**Roll Call Vote:**

**Aye:** Commissioner Albers, Commissioner Campbell, Commissioner Jackson, Commissioner Temple and Chair Ackman.

**Nay:** None.

Motion passed on a 5/0 vote.

Respectfully Submitted,

/Kari Casper

Kari Casper, Administrative Assistant I