



**FARIBAULT PLANNING COMMISSION
MEETING MINUTES**

Monday, July 6, 2021

7:00 PM

1. Chair Ackman called the meeting to order at 7:00 p.m..

Present: Commissioner Albers, Commissioner Campbell, Commissioner Jackson, Commissioner Temple, Commissioner White and Chair Ackman.

Also present were Deanna Kuennen, Director of Community & Economic Development and Kim Clausen, Community Development Coordinator for the City of Faribault.

Not Present: Commissioner Ali

2. APPROVAL OF MINUTES

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

Motion passed on a 6/0 vote.

3. PUBLIC HEARINGS

- A. Application for approval of a preliminary plat, final plat, and conditional use permit to construct 34 row house-style apartments at property commonly known as 924 1st Street NE (also known as the former site of the Faribault Mayo Clinic) (PID # 1832277017 and PID # 1832275005).

David Wanberg, City Planner, began his presentation. Mr. Wanberg went over the details of the project explaining the preliminary plat, the storm water run-off details, the design and landscape for the proposed project. He noted that the project does meet the required number of trees in quantity; however, does not meet the ordinance in that it is required to have two trees in each front yard. He explained the traffic flow and zoning as well as the curb cuts and why he put the condition in the terms to only allow 20ft driveways which would give the greenspace between units 6ft instead of the proposed 3ft. Mr. Wanberg stated that the 20ft does match the size of the interior stalls of the garages and offers more greenspace. Mr. Wanberg also mentioned that the engineers did look at the option of have an accessible unit and stated that with the project of this design and size, the accessibility was not a requirement. The probability of having an accessible unit would not work well with the slope/grade design of the units.

The matter then went out for discussion with the commissioners. Commissioner Albers asked Mr. Wanberg to define Highway Commercial Zoning. Mr. Wanberg said that this is a permitted use with that zoning. Commissioner Temple asked about the housing shortage and the definition of "less than one percent" and also asked about affordable components as well as how the diverse types of housing affect neighborhoods. Mr. Wanberg responded to each accordingly. Commissioner Temple asked if a traffic study was done. Mr. Wanberg stated that one was done on the previous proposal but not for this one and that it most likely won't be an issue and the City doesn't have a concern with this. Commissioner Jackson asked if there was a mobility unit in this development. Mr. Wanberg stated that they did take this into consideration and there is no legal requirement for one for this project. Mr. Wanberg did mention that all the bedrooms are on the upper levels. Mr. Jackson wanted to make note that to take that into consideration in future developments. Commissioner Jackson also asked for a mitigation plan on snow melt. Mr. Wanberg stated that at this moment he hasn't gotten into that detail with them but the developer and architect may be able to answer. Chair Ackman asked about the parkland dedication and wondered where the nearest public park was. Mr. Wanberg said Washington Rec Center was the nearest. He also indicated that the developer will have a play area in the turn-a-round area. Commissioner Temple asked that the parkland doesn't work for the playground that's proposed because it's not open to the public. Mr. Wanberg confirmed.

Chair Ackman then opened the matter up for public hearing. Mr. Terry Robertson, C. Allen Homes, the Developer/Builder, came forward and explained his product. Mr. Robertson explained that he is looking into hiring local workforce to assist in the build. He expressed his gratitude in working with our staff, Deanna, Kim and Dave. He also talked about his communications with the neighbors and listened to their concerns. Mr. Robertson also mentioned a potential 2nd phase to help ease the local housing shortage. Nathan Herman with ISG came forward next and addressed some of the questions of the commissioners regarding the drainage and accessibility. Mr. Tom Spooner, 133 Erblang Avenue, then came forward stating that he is the property directly to the west and expressed that he thought the neighborhood was looking forward to this development. Mrs. Jayne Spooner, also of 133 Erblang, then came forward and was concerned about the neighborhood children and wanted to make sure that the site is buttoned up well to avoid seeing anyone get hurt and asked for fencing during construction. She is also excited about the development. Tom Howell, 210 NE 11th Ave., came forward stating that the first project was not a good fit; however, this project is the right size for the neighborhood. He too appreciates this development. Tom Stanley, 1008 1st St NE, his house is 3 houses to the east and he is also more than pleased that this will be in the neighborhood and expressed gratitude with the communication. He mentioned that he will have 34 more voices to discuss the Jake-brakes that come down Highway 60. He also hopes the commission passes this. Mr. Robertson came forward again and told Mrs. Spooner that the area will be fenced off and the equipment will be chained. He also talked about house for young professionals in that there will be three tiers of luxury units. Five of the 34 will be very high-end units. As far as the driveway is concerned, he is okay with the 20ft but with a luxury unit, you want that extra space; however, he would be willing to acquiesce if need be. Chair

Ackman then closed public hearing and asked if there will be two votes. Mr. Wanberg confirmed. Chair Ackman then opened up further discussion. There was none.

A motion was made by Commissioner White and seconded by Commissioner Temple to recommend approval of Resolution 2021-141 regarding the Preliminary and Final Plat based on the written findings and conditions as written with the exception of striking the condition on the 20ft. driveway.

Further discussion by Commissioner Albers concerning the strip between the driveways and wanted to ensure that whatever is planted have limited height as to not obstruct visibility. Chair Ackman asked about the landscape plan and the trees. Mr. Wanberg asked if the consultant could respond. Nathan Herman with ISG then came forward and stated that the revised landscaping met the quantities but couldn't get all the trees along the frontage road. He has shrubs between driveways but the trees could be in the frontage. There will some discussion at the City Council level stating that they have met the intent of the ordinance and would not require a variance however they have not met what the ordinance requires in the front yards.

Motion passed on a 6/0.

A motion was made by Commissioner White and seconded by Commissioner Temple to recommend approval of Resolution 2021-142 regarding the Conditional Use Permit based on the written findings and condition as written with the exception of striking the condition to limit the driveways to 20ft.

Commissioner Temple wanted to make the City Council aware that he would strongly urge them to approve this with everyone in favor and, if not, it would have to be a very compelling reason.

Motion passed on a 6/0 vote.

- B. Conditional Use Permit to conduct a major auto repair services in the C-2 Highway Commercial Zoning District at 1507 St. Paul Avenue (PID # 1829400004) for Heavy Metal Customs, an auto restoration and customization business.

Presentation began with Peter Waldock, Planning Coordinator. This will be a C-2 Commercial after re-zoning. This will require paving and connection to the city sanitary sewer system. The property is already connected to city water. The rezoning to a Commercial Residential mix is awaiting a second reading before it passes. There will be no auto body painting on site. Meeting all the conditions of approval. DRC recommended approval based on the findings found in the resolution. There was an email regarding the concerns from the resident south of the property. His concern what this this was uncharacteristic of the area. Chair Ackman that brought the matter up for discussion with the board. Commissioner Jackson asked about sprinklers for both buildings based on overall square footage. Mr. Waldock stated that there are two different building and the don't need to be sprinkled based on that but they can, one

building is a storage and unpaved floor. Commissioner Albers asked about the auto body work. Mr. Waldock reiterated that they send this work out. Commissioner Jackson asked about if applicant was going to put one in there. Mr. Waldock stated he is not intending on doing that. Commissioner Jackson thought that we should limit that. Mr. Waldock stated that it was not a prohibition in the conditions. Mr. Waldock stated that if a subsequent owner wants to do auto body work; they would need to come back to amend the CUP. Commissioner Temple asked about any other potential concerns. Mr. Waldock outlined known scope of work and didn't feel that there are any known concerns. Chair Ackman then opened the matter up for public input. Kevin Thourneau came forward and is the person who sent in the email. His biggest concern was that he was the first house in the area and wanted to keep it a nice quiet neighborhood. He is familiar with car repair places that have stuff laying everywhere. Chair Ackman then closed public hearing and opened up for further discussion. Commissioner White is pleased with the proposed improvements and buffering.

A motion was then made by Commissioner White and seconded by Commissioner Jackson to recommend approval of Resolution 2021-143 pursuant to the requested CUP for a Major Auto Repair use at 1507 St. Paul Avenue subject to proposed conditions of approval.

Chair Ackman stated that he voted against the rezoning and explained his position stating that he didn't feel that it was a good use plan but what is in front of the commission now which are a conditional use with permitted conditions.

Motion passed on a 6/0.

4. ADJOURN

Chair Ackman then requested a motion to adjourn. A motion was then made by Commissioner Albers and seconded by Commissioner Campbell to adjourn at 8:31 p.m.

Motion passed on a 6/0 vote.

Respectfully Submitted,
/ Kari Casper
Kari Casper, Administrative Assistant II