

FARIBAULT PLANNING COMMISSION
MINUTES
June 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 Campbell, Tom Spooner, Ann Vohs, and Steve White

Commissioners Absent: Dave Albers and Mike Schendel

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

2. APPROVAL OF MINUTES

Commissioner Spooner made a motion to approve the Minutes of May 21, 2018, as presented. Commissioner Vohs seconded the motion. Motion carried (5/0).

3. PUBLIC HEARINGS

A1. CUP 14-18 Conditional Use Permit for Maple Lawn Cemetery to construct a new storage building in R-2 Low Density Residential District at 1917 4th Street NW.

Waldock presented the report. Maple Lawn is asking for a new, on-site steel framed building for storage and machine repairs. The building will be heated, have concrete block knee-wall, and tan in color to match the existing building. The current primary building has a gable steel roof, which the new building will also have.

The DRC reviewed the request and recommends approval with five comments. Staff also recommends approval with the eleven required findings and 7 conditions listed in Resolution XX-2018. Commissioner White asked if the knee-wall was going to be split-faced rock = Yes. Chair Ackman noted conditions 4, 5, and 6 are related and could be one item (#4). Waldock will make the change.

With no further discussion, Chair Ackman opened the public hearing. Applicant Larry Luedke was present to answer questions. Mr. Luedke gave some background on Maple Lawns' relationship with the City and how they will be asking the City to use the dirt removed from the burial sites to fill a hole in the adjacent park. With no comments, Ackman closed the public hearing and called for a motion.

Chair Ackman asked Waldock why they specified 6 foot trees over 3 foot, but Luedke informed the Commission they have already purchased the 6 foot trees and were okay with that.

A motion was made by Commissioner Spooner and seconded by Commissioner Campbell approving CUP 14-18 with the changes to Res. 2018-XXX combining findings 4, 5, and 6. Motion carried (5/0).

A2. IUP 15-18 Interim Use Permit for accessory dwelling in the Transitional Urban District (TUD) District at 2310 14th Street NE.

Waldock presented the report. Mr. Severson is requesting an interim use permit to place a 700 SF accessory living structure on his Mother's homestead at 2310 14th St NE to help with upkeep and allow his Mother to age in place. The IUP will expire in 5 years but Severson can ask for an extension if needed (additional 5 years). The structure will be wood foundation on piers, use electrical sub panel from main house, heated by wood and/or gas fireplace, and will connect to the current well. The dwelling is designed to be removed.

DRC reviewed the application and approve with comments. Staff also recommends approval. The use is compatible with adjoining districts, has set time period, and will not use City utilities. UDO has 2 required findings and 4 conditions that will be met.

Mr. Severson was present to answer questions. Commissioner White asked if the structure will need a building permit; it will need to meet all building code requirements. Commissioner Spooner asked about the length of the IUP; 5 years plus additional 5 years. Chair Ackman wanted to know which building was the main, Waldock showed them. Chair Ackman opened the public hearing and with no public, closed the hearing.

A motion was made by Commissioner White, noting this is a unique situation. Motion seconded by Commissioner Spooner approving IUP 15-18 as presented in Res. 2018-XXX. Motion carried (5/0). Spooner feels this is a great idea and good thing. He noted they will see more of these requests with the aging population.

4. ITEMS FOR DISCUSSION

A. ZTA 2-18 Accessory Structure Ordinance

At the last meeting, Commissioners decided they wanted to take another look at the provisions in Ordinance 2018-3, specifically for greenhouses. City Council approved the Zoning Amendment for Accessory Structures as presented to them but the Commission felt it is too confusing and should be simpler. Waldock suggested to adding additional language to the amendment to exempt greenhouses from compatibility. If the Commission does nothing, greenhouses would be limited to ranging from 80 to 200 square feet.

White asked if a permit is needed for anchoring and hard floors. Waldock indicated 200 square feet and over would require anchoring and permit. A hard floor could create issues during watering with excess water running off and not absorbing into the dirt. Schendel wondered if having a hard surface could also limit the height of the plants that could be grown. White is for some type of erosion control.

Chair Ackman opened the public hearing. With no public, he closed the hearing and brought it back to the Commission for action.

Commissioner Spooner spoke against the zoning certificate because it is unenforceable and cumbersome. He voted against the accessory structure Ordinance and will vote against this one.

Achman asked what would be needed for a vote with two absent members. Waldock said simple majority of those present.

A motion was made by White and seconded by Vohs. Motion (Yea-White, Campbell, Vohs - Nay-Spooner and Ackman)

5. ADJOURN

A motion to adjourn was made by Commissioner Spooner and seconded by Commissioner Vohs to adjourn. The meeting was adjourned at 7:34 p.m. Motion carried (5/0).

Respectfully Submitted,

Sandi Tidemann, Administrative Assistant II

MINUTES APPROVED:

Chuck Ackman, Chair