

FARIBAULT PLANNING COMMISSION
MINUTES
January 22, 2019

1. CALL TO ORDER

Chair Dave Albers called the meeting to order at 7:00 p.m. Commissioners present: Dave Albers, Chuck Ackman, Mike Schendel, Steve White and Ann Vohs
Commissioners Absent: Dave Campbell, one vacant position at the time of the meeting
Staff present: Planning Coordinator, Peter Waldoock and Kari Casper (Dave Wanberg entered the meeting at 7:25 p.m.)

2. APPROVAL OF MINUTES

A motion was made by Commissioner Schendel and seconded by Commissioner Ackman to approve the minutes of the January 7, 2019, regular meeting as presented. Motion carried (5/0).

3. PUBLIC HEARINGS

A. ZTA 02-19, Zoning Text Amendment to Establish Public-Institutional Zoning Districts

Staff recommends approval of a text amendment to our existing zoning ordinances to add Public Institutional Zoning District which would be divided into 3 districts PI-1, PI-2 and PI-3 and the prepare for public hearing on the matter. Public institutional districts would allow e.g. Campus of multiple principal buildings on one parcel in a coordinated cohesive design layout function for safety for its users and limited impact to surrounding properties. They would provide perimeters for improvements without the need for variances or PUD's or CUP's and make it less complicated for the consumer.

Staff Waldoock began his discussion with handing out paper copies of the agenda packets to give a visual on the types of inclusions that would be necessary for the amendment. He explained the need and process which would be set for public hearing

PUBLIC INPUT:

Chair Albers opens the public hearing and since none present but left open for future discussion.

PLANNING COMMISSION DISCUSSION:

Commissioner Ackman stated that he was naively surprised about creating new districts stating that this would change the basic zoning structure. He envisioned this of more of a PUD that it would be an overlay district. He sees where staff is going with this by identifying 27 different facilities as institutional gave the analogy of bringing a 10lb hammer to a 5lb problem.

Commissioner White was overwhelmed by what he saw, more than what he was prepared to talk about and believed.

Commissioner Ackman was under the impression that we would come to a definition of an institution being something like...an institution is an "x" number of buildings. Bringing forth the hospital and Shattuck as good examples. Once we define that, here are a series of rules that would guide them in their growth and guide them in their signage. Stating if we define institutions, these are the things that we want to happen in this overlay district.

Commissioner White brought up the labeling refereing an incident where someone might be hurt and how would you describe how to get them help without labeling.

Commissioner Ackman stated that we should have had this discussion earlier because he was just thinking overlay district and surprised him with the level of detail.

Staff Waldock indicated that they considered proposing overlay districts from other communities. The reason that he's recommending this and designed the amendment this way is because we think it will be less complicating and confusing. When dealing with the zoning map he feels the that the PUD's and overlay districts are buried in layers and what does the underlying residential district mean anymore if anything. Felt it erases some of the complexity of the overlaying which can be confusing.

Chair Albers then spoke stating that he actually likes it ad his biggest thing was that it addresses the hospital and Shattuck and also addresses the unknown for the future and regulates them more. He also agrees that it was more than what he was expecting but if staff can hang their hat on it, he would support it.

Commissioner Schendel then spoke stating that he's in Dave's court. He liked the way it lays out future as well stating that his only concern would be potential locations. Staff Waldock stated he didn't intend that to be an inclusive list. Commissioner Schendel asked is a smaller church could fall into this? Waldock named Jehovah's witness for example; three uses, church, storage building and parking lot in a low density residential district. Houses of worship will want to be in neighborhoods. Commissioner Schendel then brought up the question of what if church is no longer, would they have to go back? Staff Waldock replied, yes we would have to change the use.

Commissioner Ackman stated that with members absent, do we want to move or continue this.

Commissioner White then brought up the issue of Chapter 9 and inquired as to where are we at with the signage. Staff Waldock stated that with this amendment, we are not there yet.

Commissioner Ackman then spoke stating that this goes back to a massive reorganization of the districts. We were going to address the parking lot zoning/signing issues and the door number issues and we are suddenly going to a massive overhaul of the zoning districts. Commissioner White said that with the new council, his would be a lot.

Staff Waldock then stated that we need a clarification on signs.

Commissioner Ackman brought a motion to continue this public hearing and move it forward to a future meeting allowing time for staff to incorporate the discussion specific to the signage language.

Motion was seconded by Commissioner White. The motion carried (5/0).

4. ROUTINE BUSINESS:

Commissioner Albers mentioned that he missed the previous EDA meeting but wanted to let the Planning Commissioners know that the EDA has decided to go forward and continue with the Downtown Commercial Rehab Loan Program with emphasis on the back side.

Commissioner White then stated that he would like to get a consensus on the two proposed apartment buildings. He wanted to make the suggestion that the City figure out whatever necessary to have some underground parking.

6. ADJOURN

A motion was made by Commissioner Schendel to adjourn the meeting and seconded by Commissioner Vohs to adjourn the meeting. The meeting was adjourned at 7:49 p.m. Motion carried (5/0).

Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Dave Albers, Chair