

FARIBAULT PLANNING COMMISSION
MINUTES
March 18, 2019

1. CALL TO ORDER

Chairman, Dave Albers called the meeting to order at 7:00 p.m. Commissioners present: Dave Albers, Chuck Ackman, Dave Campbell, Mike Schendel, Joe Faugstad, Steve White and Ann Vohs
Commissioners Absent: None.

Staff present: Planning Coordinator, Peter Waldock and Administrative Assistant I, Kari Casper.

2. APPROVAL OF MINUTES

A motion was made by Commissioner Schendel and seconded by Commissioner Ackman to approve the minutes of the March 4, 2019, regular meeting as presented. Motion carried (7/0).

3. PUBLIC HEARINGS

A. **CUP 3-19**, Conditional Use Permit to relocate a previously occupied home to a single family lot in the R-3, Medium Density Residential District and Shoreland Overlay District at 1119 1st Avenue NE.

Coordinator Waldock presented this CUP for a house move in and went over the neighborhood compatibility, layout, building materials, proposed changes to the exterior as well as the DNR's response regarding their requirement regarding impervious surfaces. The request stated that if the impervious surface is over 25% they would need to mitigate that by adding a rain garden. Waldock explained that it would not be difficult to add rain gardens at the end of the downspouts and it's even encouraged, however, in this case, the builder reduced the size of the driveway from 20' to 18' to allow room for the stoop and front walk.

Chair Albers brought the CUP before the public, no one came forward. Following no discussion from the public, Commissioner Ackman brought a motion to approve CUP 3-19 to move the house in at 1119 1st Avenue, NE which was subsequently seconded by Commissioner Campbell. The motion carried (7/0).

B. **P/FP 6-19**, Bliss Second Addition creating one residential lot of 4.02 acres in R-1, Single Family Residential District for a site located in the 700-800 Block on the east side of St. Paul Avenue north of 515 St. Paul Avenue.

RZ 6a-19, Rezoning 1.42 Acres of a vacant site from TUD to R-1, Single Family Residential District as part of the Bliss Second Addition subdivision, for the purpose of constructing a single family home on the site.

Coordinator Waldock presented this application by Mr. Bliss for recommendation of the approval for the preliminary and final platting of the 2nd Addition site located at the 700-800 block on the east side of St. Paul Ave. The adjoining outlot is another zoning district which requires a rezoning; cannot have two zones on one lot. Bliss will maintain dedicated ROW for access to outlot B. Parkland dedication will be 7% and included on the development agreement as well.

Waldock stated that Mr. Bliss has a buyer for the property who would like build a home on this outlot in the future. Commissioner White brought up safety concerns about the driveway on St. Paul Road. Waldock stated that this was the preferred location of the purchaser. They would like to have

the driveway in line with the driveway across the street. This decision came after researching the grading on the north end of the lot being too steep.

Chair Albers brought this matter up for Public Hearing and Jeffrey Bliss, 515 St. Paul Road, came forward to discuss the request of the buyers for the driveway access. Marissa Babcock, Weichert Realtors also assisted in responding to Commissioner White's concerns. It was determined that the driveway would be approx. 60' from the side road and Commissioner White felt that was enough space between to allow for the necessary safety of the driveway. Staff Waldock has asked for a revised preliminary plat showing the final driveway request.

Chair Albers asked for any other comment from the public and no one came forward, Chair Albers closed the public hearing.

Commissioner White brought a motion to approve the P/FP 6-19 applications for creating the outlots just as described. The motion was seconded by Commissioner Schendel. The motion carried (7/0).

Commissioner Ackman then asked Chair Albers to approve the Motion for Rezoning from the TUD to the R-1 which was subsequently seconded by Commissioner Schendel. The motion was carried (7/0)

C. **CUP 5-19**, Conditional Use Permit for Shoreland Development of a Municipal Water Treatment Facility to be operated by the City of Faribault, Department of Public Works, at 824 7th Street, in the Shoreland Overlay District.

VAR 5a-19 Variance from the limits on Impervious Surface Coverage in the Shoreland Overlay District for construction of additional structures, driveways and parking area at the City of Faribault, Water Treatment Plant at 824 7th St. NW.

Coordinator Waldock described the proposed addition presented the location of the addition to the water treatment plant. The main access will be 8th Avenue. Travis Block, Director of Public Works, was available to answer any questions. Chair Albers inquired about the access off 7th Street and Director Block responded by stating that they eventually will close that access.

Chair Albers opened the public hearing and, Mike Mahoney, 802 8th Avenue NW approached the Commission and asked about truck traffic and why we are putting this in. Director Block stated that not much additional traffic will take place other than the normal weekly and maybe even less frequent chemical deliveries and added that the old facility did not remove iron and manganese. Then, Brenda Mahoney, 802 8th Avenue, NW approached requesting information on safety features regarding the chemicals. Director Block responded stating that there are response plans in place and would be happy to share them with her. Mrs. Mahoney then asked about additional odors. Director Block responded by stating that he unaware of any odor increases and doesn't anticipate any additional odor issues. Chair Albers then closed the public hearing and the matter went back to the committee for further discussion. Commissioner Ackman made mention of the DNR's requirement of the 25% impervious surface rule and wanted to set an example of the City to ensure that the City's complies with the DNR's request. Commissioner White made a motion approve the CUP 5-19 with adding condition No. 12 to that a rain garden be seriously considered for this site. The motion was seconded by Commissioner Ackman. The motion was carried (7/0)

Commissioner Ackman came forward to move that the Planning Commission recommend that the variance request VAR 5a-19 as written request regarding impervious surface coverage be denied and urge the city council and city staff to not make that impervious surface coverage at the site

worse. The motion was seconded by Commissioner Campbell. The motion carried (6/1)

4. ROUTINE BUSINESS:

None.

5. ADJOURN

Motion was made by Commissioner Campbell to adjourn the meeting and seconded by Commissioner Schendel to adjourn the meeting. The meeting was adjourned at 8:17 p.m. Motion carried (7/0).

Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Dave Albers, Chair