

FARIBAULT PLANNING COMMISSION
MINUTES
April 15, 2019

1. CALL TO ORDER

Vice Chairman, Chuck Ackman called the meeting to order at 7:00 p.m. Commissioners present: Chuck Ackman, Dave Campbell, Mike Schendel, Joe Faugstad, Steve White and Ann Vohs
Commissioners Absent: Dave Albers
Staff present: City Planner, David Wanberg, 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 Campbell to approve the minutes of the April 1, 2019, regular meeting as presented. Motion carried (6/0).

3. PUBLIC HEARINGS

- A. P/FP 4-19 Applications for Preliminary and Final Plat Approval for Hillside Addition, replatting and combining certain lots on the same block in the Central Business District for the purpose of the redeveloping the block at the northwest corner of Central Avenue and Division Street
- B. PUD 10-19 Application for a Planned Unit Development to construct a new 44 unit apartment at 10 Division St. W and add one additional studio apartment unit to an existing apartment building at 12 Central Avenue, both buildings on adjoining lots with shared driveways and shared public street access in the Central Business District.

Acting Chair Ackman stated that both items A and B are related to the same issue and that we were going to hear both and then bring to vote. Waldock began his presentation outline the layout of the subdivision and Ackman opened the matter up for discussion. Campbell inquired about the lot behind Crown Apartments. Waldock stated that the lot is owned by another party, Burkhartzmeyer Bros. and that the City might be interested in that property in the future. Ackman inquired about the driveway where the new apartments will be built on top of it. Waldock stated that there is a process where the City will negotiate the development arrangement to see the transfer goes smoothly from Crown to the City and then to Hillside. No more questions were then asked of the P/FP and so Ackman brought it back to Waldock for discussion on the PUD.

With the PUD application brought by Crown and Hillside, Crown is requesting one more studio unit and will be adding 7 additional parking spaces to its already 10 spaces as well as adding a garbage enclosure (previous to this, Waldock noted that he believed the garbage had been stored in the building). Both units will be market-rate (Crown has been for 2 years now). Hillside will be putting in 44 units with 27 garage stalls and 20 surface spaces. Each garage stall will have its own door and self-storage area as well. Waldock presented slides of the layouts of the garage stalls, apartments and general exterior. Color renderings were presented to HPC wherein they requested that the roof be broken up to separate the two buildings. Railings on perimeter of Hillside will closely match the

viaduct railings. Ackman brought it back to the Commission for questions. White questioned if the parking lot that will be used was intended as overflow for the Senior Center. Waldock responded by stating that there are plans for closing off Park Avenue and adding additional parking on the East side of the library. There should be a comparable number of spots added. White asked about a timeline. Waldock did not have information on that timeline. Ackman asked about the market rate for Hamilton and Waldock clarified that both buildings will be market-rate. The 1987 terms for the HUD was met in 2017 and it became market rate at that point. White asked about the target market, Waldock deferred to the owners. White asked to speak (which is largely inaudible but notes indicate) about parking restrictions for the PUD. Waldock responded by stating that there were no requirements because it's in the CBD and that generally if you have a rule of thumb of one space per unit, you've met that – that requirement has ended. Now Crown has 18 units with only 10 spaces before. White asked another question which, from my notes inquired about parking lots. Waldock stated that there is a lot that has largely been underutilized. Campbell inquired about the diagonal spaces north of Crown. Waldock indicated that was the lot underutilized. White questioned the parking issue and felt that there should be two parking stalls per unit; where is the City going to have that lot. Vohs asked about time limit on 1st Avenue and Wanberg stated that those spaces had no time requirements. Vohs asked about the plan for parking on Park. Wanberg stated that we do have a plan for that and engineering will be building it soon.

Ackman opened it up for Public input. White asked about target market. Mac Hamilton the developer for the apartments got up to speak and mentioned that he may have seniors and think they may appeal to the younger crowd as well. Spoke about each community that is trying to attract from the job pool and will be providing that environment. His project has a great amenity package and appeal. Hamilton gave proximity to amenities in downtown district believes it will be met very well. He presented a comparison to Owatonna opening up 100% pre-leased and hopes that it may open up other housing as well. White asked about security and cameras and asked if they would hook up to the police department. Hamilton said he'd be open to that and does currently have a security package in place; however, each tenant will have a key fob to enter and is willing to work with the City.

The next citizen to approach was Kelly Watts representing Community Coop Oil Assn. at 10 Central Avenue who began by presenting a map for viewing. Watts stated that parking was recently taken away with 3 hour parking. Coop owns the entire city block with the exception of the Alexander Faribault House. Coop has approx. 20 to 22 employees working and through tire shop 75 to 100 go through there and approx. 30 to 40 vehicles on a daily basis go in the service center as well as the multiple vehicles through the gas station. They do LP gas fuel, bulk propane also. Watts stated that their employees parked in the lot that will be taken away. Ackman asked about parking restrictions. Watts stated that the front changed to three hour parking and before they would use that area for the tire and service center where they would bring the cars that were done to the front and now they have to watch out for the three hour parking time. Worried about towing. Indicated that there is no way to redesign their parking. Coop has been there 93 years and would like to grow but doesn't want to move. They are running out of space.

The next citizen to come forward was Jerry Irwin of 305 Shumway Avenue who gave the opinion that this is a poorly positioned building with limited parking. Mentioned increased traffic. Doesn't think the apartment is in the right area for town.

John Culhane from Faribault (no address given) came forward to say thank you for showing interest in our community. Parking was one question; stated 63 apartment with only 47 spaces – that's not enough. Heritage preservation suggested bricks and suggested old town. Coop and senior center doesn't look old town. Keep the price of the building down and spoke about rent and keeping it down. If plot is right, help them keep it affordable. Waldock cleared it with 47 and 17 parking spaces so it's 64 spaces in total.

Chair Ackman then closed the public hearing and brought it back for discussion. Commissioner White began with the parking issue and how staff did not have the timeline for the SE parking project and wanted to table it for two weeks. Was sympathetic to Community Coop's position and wanted them taken care of. Campbell agreed that the 3 hour restriction should be looked at and questioned how many spaces will be created and wasn't sure how to incorporate it into what they were doing with the PUD. Wanberg stated that the 0 to 100 block was the only block that had 18 hour parking. Council discussed and made decision to keep it fair and keep that parking consistent. The angled parking north of the Crown Apartments is almost always empty. Wanberg mentioned that considerable discussion between the downtown parking committee and council has taken place on this issue and felt that there is enough parking. Ackman suggested that Coop bring their matter before the council. White felt we were being unfair to the Coop. He was in favor of the motion to combine the lots and is in favor of the plan and then compared LeCenter's senior housing which is much nicer than this project. Vohs would like a more specific number on the parking spots. Ackman opened up the public hearing again. Watts came forward to address the festivities that overflow into their lot as well. Wanberg pointed out the ordinance does not have any parking requirements in downtown and gave the example of the 3Ten Building. The council also talked about the value of housing downtown. Ackman stated that this project is exactly what we need downtown. White wants to change the ordinance for Coop and bring it back in two weeks. White brought a motion for approval of the preliminary and final plat and Campbell seconded. Motion carried (6/0). Campbell made a motion to approve the PUD as presented and Schendel seconded the motion. Roll call vote Campbell – aye, Faugstad – aye, Ackman – aye, Schendel – aye, Vohs - nay and White – nay. Motion carried (4/2).

- C. P/FP 13/19 Absolute Air, LLC Application for approval of a Preliminary and Final Plat for Northern Industrial Park Tenth Addition for property located along the east side of Park Avenue N at 40th Street NW at 3901 Park Avenue NW (PID: 1813402003).
- D. CUP 15-19 Absolute Air, LLC Application for Conditional Use Permit to allow certain structures in the development to be constructed up to a height of 180 feet, whereas the Ordinance limits structures to 65 feet in height without a Conditional Use Permit at 3901 Park Avenue NW.
- E. VAR 14-19 Absolute Air, LLC Application for Variance to allow a fence to exceed four feet in height in the front yard at 3901 Park Avenue NW.

Ackman said that the next item up has three motions and Wanberg presented. Wanberg stated that the P/FP was pretty straight-forward. CUP involves the stack and they requested additional just in case there is slop. Wanberg gave comparisons to adjacent properties showing heights. DRC asked that lighting be put on the stack. The applicant did not object to that. DRC has recommended

approval. The fence goes around to present a secured site with medically prepared oxygen. DRC recommended approval as well with the fence. Owner and a representative of the consulting firms were both there.

White inquired about obstruction lighting. Wanberg stated that the language is in the resolution and be placed according to FAA standards. Ryan Anderson with ISG representing the applicants. Project has been coming together. Stated they will follow the FAA guidelines once the actual height of the tower has been determined. Faugstad asked what form of nitrogen will be produced. Scott Myron with Mississippi Welding Supply and Absolute Air responded by stating that it was liquid and nothing remotely dangerous.

Motion was made by White to approve P/FP 13-19 seconded by Campbell. Motion carried 6/0.

Motion was made by White to approve CUP 15-19 seconded by Campbell. Motion carried 6/0.

Motion was made by Schendel to approve VAR 14-19 seconded by Faugstad.

4. ROUTINE BUSINESS:

None.

5. ADJOURN

Motion was made by Commissioner Faugstad to adjourn the meeting and seconded by Commissioner Schendel to adjourn the meeting. The meeting was adjourned at 8:28 p.m. Motion carried (6/0).

Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Dave Albers, Chair