

***FARIBAULT PLANNING COMMISSION***  
***MINUTES***  
***April 1, 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: 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 March 18, 2019, regular meeting as presented. Motion carried (7/0).

***3. PUBLIC HEARINGS***

- A. P/FP 8-19 Northern Industrial Park 11th Addition creating one industrial lot of 10 acres and an outlot of about 10 acres in area in the IP Industrial Park District for a site located at 3800 Park Avenue NW.

Coordinator Waldock presented this 20+ acre outlot to be subdivided into two 10 acre outlots for development of Quality Equipment which is also a Kubota dealership purchasing the property from Northern Partners. There is a drainage agreement between Sage and new owners. Chair Albers brought the matter to the public and no one came forward. Commissioner White brought a motion to approve P/FP 8-19 to create one industrial lot in the Northern Industrial Park 11<sup>th</sup> Addition. Of note for the record Commissioner White stated that he would like to encourage the landowners of the remaining Outlot A that the land there be used for something that requires heat. Commissioner Ackman asked if he was requesting the motion as written and Commissioner White stated yes. Commissioner Ackman then seconded the motion. The motion was carried (7/0)

- B. VAR 9-19 For fences and gravel storage areas located in front of a proposed Industrial Building in the IP Industrial Park District for Quality Equipment Sales and Service Inc. at 3800 Park Avenue NW.

Waldock then presented that the subject site is requesting a fence variance. There is a berm there that will help screen the storage area. The application also contains a request for a fence that exceeds the maximum height to 6' and also requests a gravel storage area. The zoning code defines the front yard as the area between the street and the building; this is a two fronted lot and it's hard to avoid. This is a very deep, over 1,000 ft. Going to be upscale. 34000 sq. ft. storage on east side with another 30,000 sq. ft. display area on the highway side. The fence will be all the way around the improved area. The lot is a couple hundred feet from Park Avenue and will have a gated fence. The UDO requires seven conditions which are outlined in the proposed resolution. Waldock concluded and Chair Albers opened discussion up for questions. Commissioner White inquired about the gravel surface. Commissioner Ackman inquired if other the Planning Commission has

allowed other dealerships to have a gravel display area and Waldock stated yes and have the example of Matejeck. Schendel inquired about the berm height will there be issues once the driveway is cut in. Waldock stated no but it tapers down and they could remove the berm and it doesn't have to remain but helpful for now. Chair Albers then opened discussion up the public. Logan Stoa with R.J. Ryan Construction came forward to confirm that there is a distinct delineation between gravel, blacktop and sod. Commissioner White then inquired about the dust and asked if they have been in contact with Sage since they are a glass company. Mark Jared is the Finance Director, CFO for Sage came forward to state that they are in discussion with the new owners regarding the drainage and have recently updated their building to filter outside air but will confirm with their environmental but doesn't see it as a concern but it could be. White asked if they could come to an agreement to mitigate the dust. Stoa said they would be in agreement with that. Ackman stated that he has an issue with putting an agreement between two parties in a motion. White stated that he wanted it to be more than just a note with the amount of money the City has put into Sage and if a new owner comes in it would be covered. Waldock stated that it could be added by the City Engineer. Chair Albers then stated we can entertain a motion. Commissioner White brought a motion to approve Variance 9-19 for fences and gravel storage areas located in the IP Industrial Park District at 3800 Park Avenue, NW as written with added condition for dust control. The motion was seconded by Commissioner Ackman. Commissioner Ackman stated that he wanted to revisit the discussion of the fencing as recommended by the DRC in the Industrial Area. Commissioner Vohs wanted to make note that the added landscape be added. Waldock stated it has. Chair Albers made additional comments that he feels that it is a nice addition to the industrial park. The motion was carried (7/0).

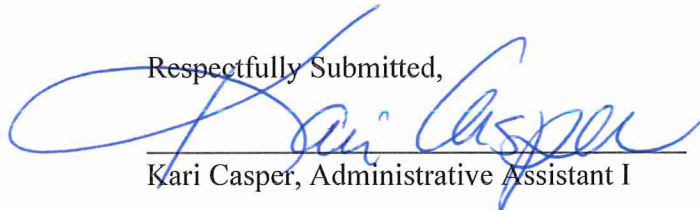
**4. ROUTINE BUSINESS:**

None.

**5. ADJOURN**

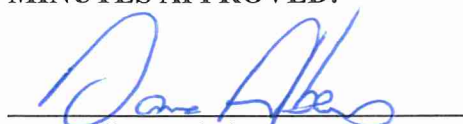
Motion was made by Commissioner Schendel to adjourn the meeting and seconded by Commissioner Campbell to adjourn the meeting. The meeting was adjourned at 7:39 p.m. Motion carried (7/0).

Respectfully Submitted,



Kari Casper, Administrative Assistant I

**MINUTES APPROVED:**

  
Dave Albers, Chair