



**FARIBAULT PLANNING COMMISSION
MEETING MINUTES**

Minn. Stat. § 13D.021 – Meeting by Telephone or Other Electronic Means; Conditions - [Minn. Stat. § 13D.021](#) provides that a meeting of a public body may be conducted via telephone or other electronic means if meeting in a public location is not practical or prudent because of a health pandemic or declared emergency.

Monday, November 30, 2020

7:00 PM

1. Chair Albers called the meeting to order at 7:01 p.m. and a Roll Call was taken.

Roll Call: Commissioner Ackman, Commissioner Ali, Commissioner Temple, Commissioner White and Chair Albers.

Not Present: Commissioner Campbell

2. APPROVAL OF MINUTES OF November 16, 2020.

A motion was made by Commissioner Temple and seconded by Commissioner Ackman to approve the meeting minutes of 11/16/2020.

ROLL CALL VOTE:

Aye: Commissioner Ackman, Commissioner Ali, Commissioner Temple, Commissioner White and Chair Albers.

Motion passed on a 5/0 vote.

Nay: None.

3. PUBLIC HEARINGS

A. Application from Mario Rodriguez for a Conditional Use Permit to Move a Previously Used House to 2702 Park Avenue NW

This is a continuation from the November 2nd and November 16th Public Hearings regarding this issue. It was tabled to get a more information on

layout and architectural compatibility of the home. Staff prepared revised site plans and offered up two different layout types for consideration represented as Layout 1 which attaches the house with a breezeway to the garage and Layout 2 which shows the garage behind the house. Waldock concluded and Chair Albers brought it back to the commissioners for discussion.

Commissioner Ali asked to review the Layout 1. Commissioner White asked about the updates and inspections. Waldock stated that the building inspectors would be doing all normal inspections. Chair Albers then opened the matter up for public hearing at 7:21.

Steve Whitehill, 1801 30th St NW, asked if there would be a total inspection on the property? Whitehill wondered where the trailer was sitting and if the floor was rotted out. Mr. Whitehill stated new siding is like "putting lipstick on a pig". It's 42 years old, and was questioning the quality of the building they want to put in there and make it last for another 40 years. Waldock responded by stating that the building department will do the inspection for structural soundness without opening up the walls and check the crawl space. Steve Whitehill spoke again and said that if this was sitting in a barn field; mice might have gotten in the insulation underneath, squirrels, raccoons, possums; how are you gonna test the floors – that's what he wants to know. Waldock said that he doesn't believe there is a test other than a visual inspection. Chair Albers said that it will be put on a foundation and they will be able to see what the floor will look like but not be tearing up walls and floors. Whitehill spoke again and said that there is 10 or 12 inches of insulation under there and they've been hiding for 10 years. A 42 year old trailer with good floors; he's having a hard time with that. Jay Merritt, 2849 NW 86th Street then spoke on behalf of the applicant and is helping the applicant with the construction process He stated that they hired a mobile home engineering company who inspected the house for them. They had to be able to measure it and they designed the foundation for it. They did an inspection on the house to make sure it was moveable. It's on a foundation on a farm right now. People lived in it. Steve Whitehill then spoke and said if you know what you're talking about he's gonna trust ya, it's really scary a 42 year old trailer; I saw it on a trailer. Gary Salzwedal 1815 30th Street, then spoke asking about the skirting...is it gonna have block for skirting. Waldock stated that there will be no skirting it's a full foundation. Mitch Kusnierek, 2707 Cardinal Ave then asked about grading on the property; there's been flooding problems on the property before. Waldock stated that the City Engineer has looked at the grading plan and the drainage will go to the inlet in the front in the NE corner. Albers mentioned at the well house

will be taken out. Waldock stated that the well has been property sealed and is certified by the State. Steve Whitehill then spoke and asked about after their house is put in and the flooding starts, wants to put an asterisk in there to see if the City will put a drain in there. Waldock stated that a regional storm water management system could be discussed but to the benefit of the neighborhood. It's not just all on one property; it's collectively all the properties join in. Otherwise, the drainage flows will continue as they are. Whitehill said that if we all pitch in; we can put a drain in there. Waldock said yes. Tom Verdick, 2708 Park Avenue, then spoke stating all the neighbors share the same concern, the 48 year old modular home; can it be inspected before it gets moved in so you know what you are working with. Your building inspector should be able to tell exactly what it is. Verdick mentioned Layout 1, that's goofy from the picture you had, again this house...if you go to Copaco, it's looks like this. It's not very appealing. The neighborhoods just don't feel that the house is comparable to the homes. Verdick stated their homes have basements and utility rooms; what are the qualifications of the contractor, is it a licensed contractor, is it just a guy and his buddies; what kind of professionalism is there you know for wiring and carpentry and stuff. Chair Albers asked Jay to speak to that. Jay stated that it's a state law to be licensed to get things done. Tom Verdick spoke again stating it's got no curb appeal, it's a shoebox of a modular home with shutters and a flower box there now. It's odd. He thinks its gonna look kinda funny. It just doesn't have the character and curb appeal. He doesn't see this home having near the value of the homes next to us and that's gonna hurt us. Mitch Kusnierek, 2707 Cardinal talked again about the ridge lines of the roof not matching up. Waldock deferred to the Mr. Merritt. Mr. Merritt stated that the garage is on a foundation and it won't match up. It could but you'd have to make the walls taller. Commissioner Temple asked if it was common. Jay said it is not normal for newer homes. Kusnierek asked if it should match up. Commissioner White talked about his home said his house doesn't match and it's part of its architecture and many homes are like that and adds to an architectural character and asked to move on. Steve Whitehill asked Jay if there will be a full foundation under the house and continues to the breezeway and under the garage. Waldock reminded the public that questions are to be directed to the Chair. Mr. Merritt responded by saying yes. Tom Verdick then spoke, is there any other way to doll up the front of the house, the windows. Chair Albers mentioned that it's pretty close but that there will be an entry door with two side lights added. Verdick said you're going to see the shoebox style of house sticking out in front. Verdick added that the lot is kind of a centerpiece lot; that's your first impression off the trails and that's what we

were hoping is something with character and appeal. Verdick then stated that he brought something up but didn't get comment on it. When the house goes up for sale, it's 2x4 construction not 2x6, it's gonna be something for the new people to deal with and I'm not sure how the new people will deal with it. No basement, will it have central air; we don't want air conditioners hanging out the window. The long-term future of it he just doesn't see the value of it and will detract from the rest of theirs. Mario Rodriguez 117 Tischler Avenue, the applicant then spoke stating yes the house is 2x6 and the house it's perfect. The central air is working perfect. All the conditions of the house are perfect. He mentioned the neighbors building don't match with the color or material of the house. He said if he invests in a new house would the neighbor have to remove the ugly building. The building is ugly and he's worried and has a lot of garbage. He would have to worry about his cheap building. Everything is paid. What's going on with the building and it's not with the neighborhood. Are you going to remove the building if he invest for a new house. Verdick said that the shed was built here before any of the houses were here it was just a pasture and the guy who developed it sectioned off that lot and left that there. It's part of the neighborhood before any of the houses were there. Rodriguez said do you think that looks nice, any of the materials? Verdick stated that it was there and got a variance for that. Chair Albers stated that he needed to bring it back to talk about what we are here for.

Chair Albers then closed the public hearing and brought it back to the commissioners for discussion. Commissioner Ackman then wanted to get on the record that he was going to vote against this CUP because of the orientation. He admits that it's a mixed use neighborhood with a church and armory and stated that the some of the houses on 30th are a single story on foundation which is kind of an apples to apples but he does have issues with the Option 1 with the breezeway being the front door. He's rather see the front door facing the street as in Option 2. He is not comfortable with Option 1. Commissioner Temple then spoke thanking everyone for exercising their rights and following the rules of decorum. Temple views this as a positive because many issues and concerns were brought forward. He mentioned that they got to know their neighbors home more than most. The issue of optics have been addressed with siding and roofing, the issue of safety and construction which will follow all the same rules and the issue of drainage has been addressed as for the price range, it is basic for a mixed use; makes for a healthy neighborhoods, diversity in price, lifestyle, and accessibility. City staff has done a great job putting this together. Temple

has not seen a compelling argument other than the fear of the unknown and we've gone as far as we can without a total invasion of privacy in calming those fears. Right now his vote would be for approval. Commissioner White agrees with everything Mr. Temple has said. The concerns with the construction and you have to have faith with the city inspectors and the City has good ones. The fact that they've hired an advantageous engineering firm to handle this and this layout is even more addresses the drainage to go to the drain in the front yard.

Commissioner White then moved to recommend approval of Layout 1. Commissioner Ali then seconded the motion. Chair Albers asked if there was further discussion and Commissioner Ackman stated that he will be voting against the motion and what he is voting against is the orientation and he's not disagreeing with any of the other stuff. He just butts up against how it's oriented on the lot wrong. That's where his no comes from.

Commissioner Ali wanted to add that a lot more has been done and doesn't really see what the neighbors' concerns are and he's entirely for it. The applicant has done what he could and has been willing to work with the neighbors.

ROLL CALL VOTE:

Aye: Commissioner Ali, Commissioner Temple, Commissioner White and Chair Albers.

Nay: Commissioner Ackman

Motion passed on a 4/1 vote.

Chair Albers said this will be moved on to City Council and reminded that the City Council can vote for or against what the Commission's recommendation is and will come up on the December 8th meeting. Waldock confirmed the date.

4. ROUTINE BUSINESS

None.

5. ADJOURN

Vice Chair Albers then requested a motion to adjourn. Commissioner Ackman then made the motion, seconded by Commissioner Temple to adjourn at 8:05 p.m.

Roll Call Vote:

Aye: Commissioner Ackman, Commissioner Ali, Commissioner Temple, Commissioner White and Chair Albers.

Nay: None.

Motion passed on a 5/0 vote.

Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Dave Albers, Chair