



## FARIBAULT PLANNING COMMISSION WORK SESSION AGENDA

**VIRTUAL MEETING**

**MONDAY, MARCH 15, 2021**

**7:00 PM**

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.

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**To join the meeting via videoconference, access the following link:**

- <https://us02web.zoom.us/j/86784508644>
- Meeting ID: 867 8450 8644
- Passcode: 732916

**To join the meeting by phone:**

- Dial-In Phone: 312 626 6799
  - Meeting ID: 867 8450 8644
  - Passcode: 732916
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**1. CALL TO ORDER / ROLL CALL**

**2. DISCUSSION**

- A. Provide General Feedback regarding Blake Matejcek's Intent to Construct a Single-Family Residence on Commercially Guided and Zoned Property at 20905 Canby Avenue
- B. Continue to Identify Required Updates to the Official Zoning Map – No written report

**3. ADJOURN**

## FARIBAUT PLANNING COMMISSION

### MARCH 15, 2020 WORK SESSION

<b>Discussion Topic:</b>	Provide General Feedback regarding Blake Matejcek's Intent to Construct a Single-Family House on Commercially Guided and Zoned Property
<b>From:</b>	David Wanberg, City Planner

Blake Matejcek is interested in constructing a single-family residence on Paul Matejcek's property at 20905 Canby Avenue. The subject property is at the southeast corner of State Highway 60 and Canby Avenue on the city's west end (see Figure 1). At the time the City annexed this area, the City guided and zoned the area along State Highway 60 West in anticipation of substantial big-box commercial and other commercial development. However, the anticipated commercial development did not materialize.

The City recently guided the subject site for a future mix of commercial and industrial uses. Still, the Comprehensive Plan Steering Committee recognized that not all areas would be suitable for commercial or industrial development given the topography and other development challenges.

The site has 13.6 acres. Site access is from Canby Avenue. There is a 2,300 square foot storage building on the site. The site drops roughly 75 feet in elevation from south to north. While the south part of the site could accommodate commercial or industrial development, the north part of the site (which fronts State Highway 60) has roughly a 15 percent slope, which presents challenges for many types of commercial and industrial development (see Figure 2).

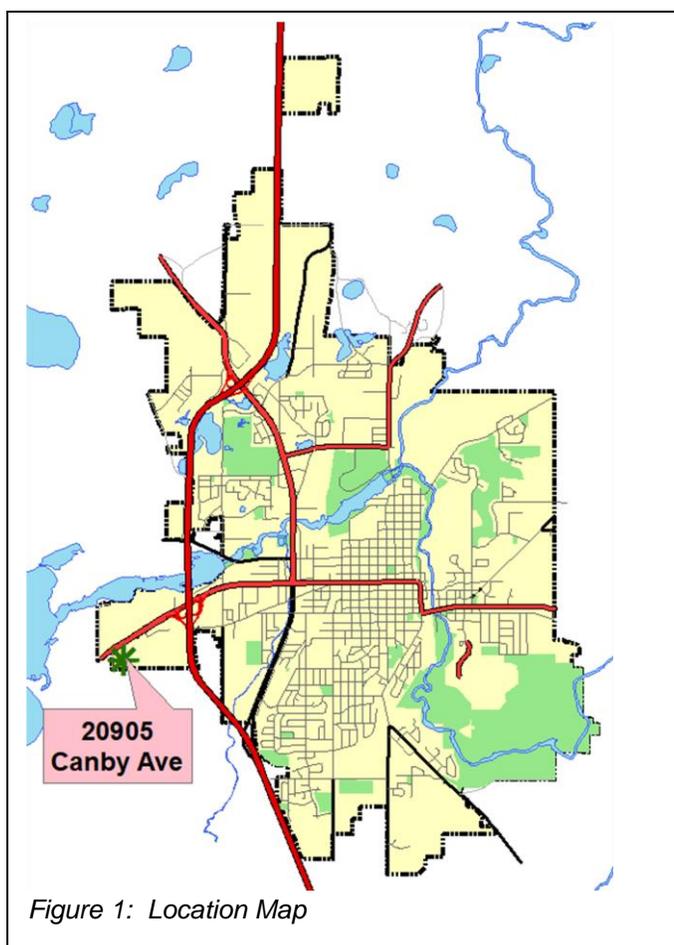


Figure 1: Location Map

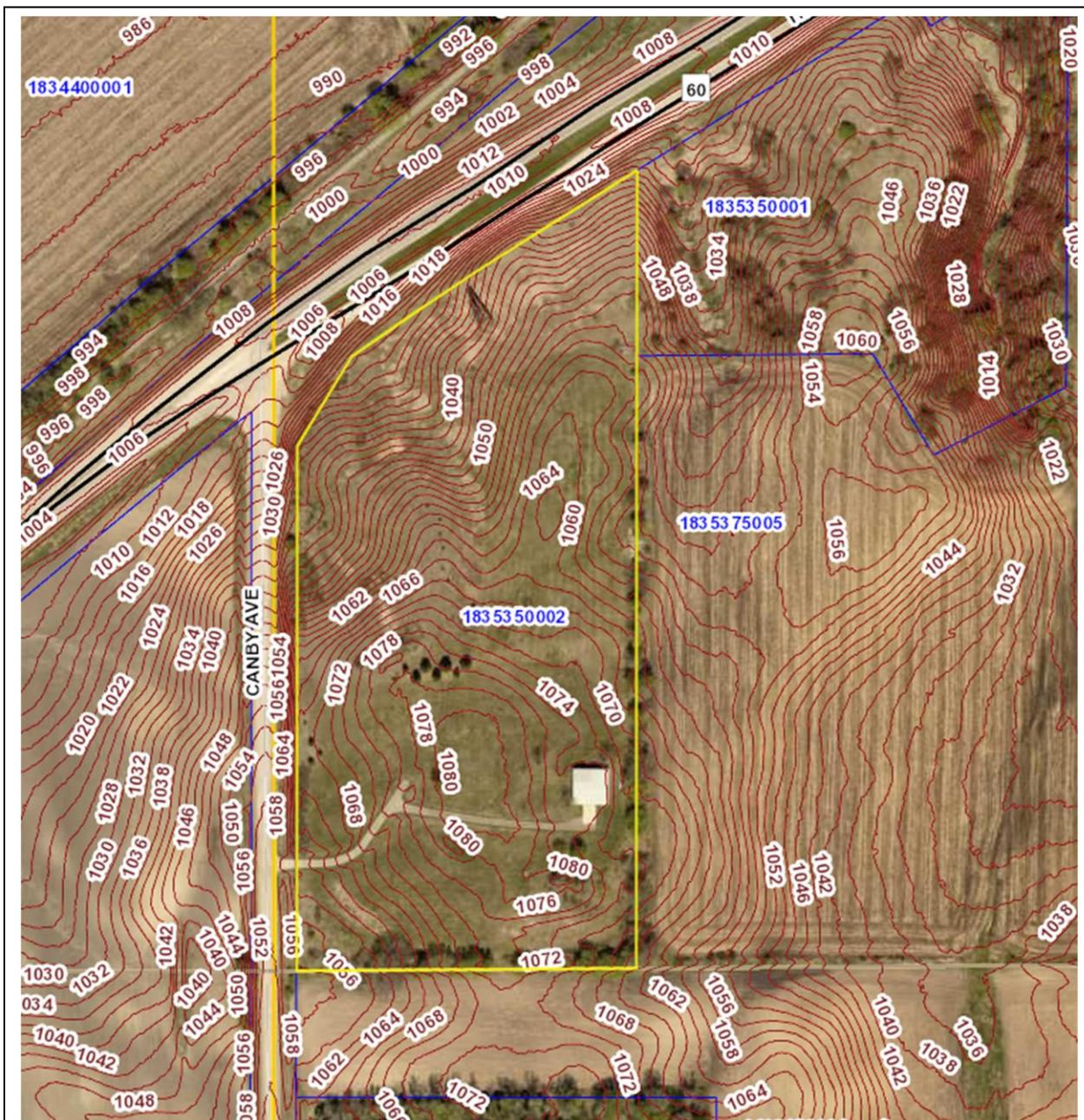


Figure 2: Aerial Photograph of 20905 Canby Avenue

Much of the property south of State Highway 60 has steep slopes along the highway. However, 500 to 1,000 feet south of the highway, the grades begin to level. So, potentially, one could imagine industrial uses (that might include corporate headquarters) on top of the hill overlooking the Cannon River Valley. On the other hand, there have been considerable discussions regarding promoting industrial development along the North I-35 Corridor. Therefore, it may be many years before the area south of State Highway 60 develops.

Blake Matejcek is interested in constructing a single-family house on the subject property. However, because the property is zoned and guided for commercial development, the UDO prevents a single-family dwelling unless the dwelling is in conjunction with a business. City sewer and water currently end at 30<sup>th</sup> Avenue NW and State Highway 60. Realistically, sewer and water would not be extended until there is logical commercial or industrial development in the area. If a single-family residence were to be constructed on the site, it could be served by the existing onsite septic and well.

Does the Planning Commission feel the City should maintain the commercial zoning, which would prevent a single-family residence (that is not related to business) from being developed on this site? Or does the Planning Commission feel a single-family residence at this site would be appropriate? If so, the City could explore guiding this area for agricultural use (or perhaps a residential estate use) and zoning the property for Transitional Urban Development (or possibly a new Residential Estate district). Conceivably, the Applicant could also request rezoning the property to R-1, Single Family Residential.

The City Planner has invited Blake Matejcek to participate in the work session discussion. The Planner will be prepared to provide additional information about the issues and opportunities for various development types in the area.