



**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, April 19, 2021**

**7:00 PM**

1. Chair Ackman called the meeting to order at 7:00 p.m. and a Roll Call was taken.

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

**Not Present:** All present.

## **2. APPROVAL OF MINUTES**

A motion was made by Commissioner Jackson with the addition of Commissioner Campbell's name at the adjournment and seconded by Commissioner Temple to approve the meeting minutes of April 19, 2021.

### **ROLL CALL VOTE:**

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

**Nay:** None.

Motion passed on a 7/0 vote.

## **3. PUBLIC HEARINGS**

A. Application for Preliminary and Final Plat Approval of Stoneridge Third Addition  
The subject site is legally described as Outlot H, Stoneridge Addition. (PID# 18.25.3.26.040).

Waldock began his presentation regarding the Applicants request to build their single family home on Outlot H. There is a slight modification on the concept plan from the original preliminary plat which more efficiently utilizes the lot space.

Chair Ackman then opened the matter up for discussion and then opened the matter up for public hearing. Mr. Anderson, the applicant then offered that Faribault wants to move back to be by their family and enjoy the community. Deb Burmeister, 1722 Crystal Lane asked about the driveway, on placement of the house. Mr. Waldock reminded that this hearing is not to approve a site plan but what is depicted is in the setbacks. Chair Ackman stated that the hearing is just for changing from outlot to a buildable lot. Mr. Sembauer then spoke who lives next door. He stated he is concerned about Quartz. On 13<sup>th</sup> street, they extended the utilities but not the street. He said that people cut through his yard to get to Lyndale Avenue. He had to give ROW to let this happen. There was a school grounds easement and then he gave another 30 feet. He doesn't want to develop his property; he likes his privacy and wants to defend it. He preferred the corn fields. Talked about city taking taxes. Chair Ackman then responded by stating that he's talking about bigger things and this is only for one single family home. Waldock stated that this action will not trigger any improvements; however if any additional development would happen it would trigger it. The ROW does seem to be in place for this property. Sembauer said that he has to put up with people cutting through his yard. Chair Ackman asked what the City could do to prevent that. Sembauer said he asked for signage. He said there is ROW for Riverwood Court for the businesses down there. The Gardners that have the house there have an easement from him to use the driveway. Sembauer stated that he is just trying to see what's down the line. Chair Ackman reiterated that this is just for the one house and isn't triggering anything with Quartz. Chair Ackman then closed the public hearing and opened the matter up for further discussion. Commissioner Temple then asked about the reduction from four units to the 2 units. Waldock stated that it's just the current owners desire to put the single family home on the outlot. Mr. Johnson then responded that they were happy with the size of the lot and only learned about the plats on the lots after they closed on the sale.

A motion was made by Commissioner Temple and seconded by Commissioner Albers to recommend approval of Resolutions 2021-098 Stoneridge Third Addition The subject site is legally described as Outlot H, Stoneridge Addition. (PID# 18.25.3.26.040) as written.

**ROLL CALL VOTE:**

**Aye:** Commissioner Albers, Commissioner Ali, Commissioner Campbell, Commissioner Jackson, Commissioner Temple, Commissioner White and Chair Ackman

**Nay:** None.

Motion passed on a 7/0

B. Application for Preliminary and Final Plat Approval of Met Con Business Park Second Addition. The subject property is a 46-acre site legally described as Outlot A, Met Con Business Park First Addition (PID# 18.01.4.33.004).

Mr. Wanberg have his presentation stating that the applicant intends to divide it into three lots; one to be combined with Daikin, Lot 2 is a 10 acre lot that would be ready for development. Lot 3 is the 1.99 lot reserved for City Water Tower. The addressing is on the county's system and it's kind of an island and the agreement was to continue with the county's addressing until all is annexed which will then move to the city's addressing system. Wanberg stated that everything is consistent with the comprehensive plan. Chair Ackman then opened the matter up for discussion. Commissioner White asked about the water main – what size it is. Mr. Duchene was on the Zoom and answered with it's a 10 and 12 in. Commissioner Albers then asked about whether there was a concern about the fire trucks getting in and out. Wanberg stated that it was discussed at DRC and said that the Fire Chief felt it was adequate for getting service in this area. Wanberg stated that the City needs to get the road through before any additional development comes in and that Lot 2 is the really only developable lot which is for the water tower. Commissioner Temple asked about paying cash in lieu of parkland. Wanberg stated that there are no intentions of putting parks in this area. The city takes 4% of the land for park or gets cash in lieu of which is a percentage of the fair market value. Commissioner Campbell asked if there was a time frame for construction of water tower. Duchene stated that they are currently taking bids and wouldn't anticipate until late 22 or early 23 before they are on line. Chair Ackman asked about design; is it a golf ball? Duchene stated that it will be similar to Dundas, with a steel bowl. Chair Ackman then opened the matter up for public hearing. Mr. Behrens was present on behalf of the applicant and offered up to answer any questions. No members of the public spoke and Chair Ackman then closed the public hearing.

Commissioner White stated that it meets all the requirements and made a motion for approval seconded by Commissioner Campbell to recommend approval of Resolution 2021-095 to Approve Preliminary Plat and Final Plat of Met Con Business Park Second Addition as written.

Chair Ackman stated that he was not in favor of the island annexation but is in favor of this project. Wanberg stated that the city was just following what the property owners wanted and felt that it may stay that way for quite some time until there is a willing property owner. There are some people on the west side of the freeway that don't

have an interest in annexation at this time. The city is interested in opening a conversation up with the townships to see if they are interested in an orderly annexation. The city will be sending out an invitation to have a discussion in the next couple of weeks. Chair Ackman said the more contiguous the better. Commissioner Jackson asked about the parkland. Wanberg said it goes to the park department. Jackson asked a trade for work instead of cash in lieu of. Wanberg stated that it would not be possible and state statutes states that it has to be used for parkland. Commissioner Temple asked that it be referred to as a coral reef rather than an island as it continues to grow.

**ROLL CALL VOTE:**

**Aye:** Commissioner Albers, Commissioner Ali, Commissioner Campbell, Commissioner Jackson, Commissioner Temple, Commissioner White and Chair Ackman

**Nay:** None.

Motion passed on a 7/0

**4. ADJOURN**

Chair Ackman then requested a motion to adjourn. A motion was made by Commissioner Albers seconded by Commissioner Jackson to adjourn at Campbell 7:52 p.m.

**Roll Call Vote:**

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

**Nay:** None.

Motion passed on a 7/0 vote.

Respectfully Submitted,

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Kari Casper, Administrative Assistant I