

**FARIBAULT PLANNING COMMISSION**  
**MINUTES**  
**December 3, 2018**

**1. CALL TO ORDER**

Chair Ackman called the meeting to order at 7:00 p.m. Commissioners present: Dave Albers, Dave Campbell, Chuck Ackman, Mike Schendel, Tom Spooner, Ann Vohs, and Steve White.

Commissioners Absent: None

Staff present: Planning Coordinator Peter Waldock and City Planner David Wanberg

**2. APPROVAL OF MINUTES**

A motion was made by Commissioner Ablers and seconded by Commissioner Schendel to approve the minutes of the November 19, 2018, regular meeting as presented. Motion carried (7-0).

**3. PUBLIC HEARINGS**

**A. VAR 32a-18 A Variance to allow construction of a new 26' X 26' two-car garage where no more than two accessory structures are allowed in the R-2 Low Density Residential district located at 2349 cardinal Avenue; and  
 VAR 32b-18 A Variance to allow a secondary accessory structure of 676 Sq. Ft. where 120 Sq. Ft. is the maximum allowed in the R-2 Low Density Residential district.**

The applicant, Walter Dube, is asking for multiply variances to build an additional accessory structure where three accessory structures already exist. At the November 19<sup>th</sup> meeting, Dube was adamant that he needed a second garage closer to the home because of health reasons and be allowed to keep the large shed.

DRC stayed firm on their original condition for approval and did not agree with Mr. Dube's proposed changes. Staff is recommending approval of the original draft presented to the Planning Commission at the November 19, 2018 meeting.

Mr. Dube submitted changes to Staff asking for:

- Recognize recycled asphalt as the pavement materials
- Add doors to the existing 24'X63' steel building and place storage inside.
- Recognize five units on site - four rentals plus owner's unit

Commissioner Schendel asked for clarification on the number of rental units (4 plus owner's unit). White questioned the number of rental units-Staff indicated there are five units. White asked if a condition could be placed on the Resolution that rental licenses would not be renewed if conditions are not met-Waldock noted to be in compliance with zoning for renewal of the rental license, it must meet the maximum units. Vohs asked for more history on the site. The site is R-2 and maximum number of dwelling units in R-2 is four units. White is still concerned about cleaning up the site and having the paved driveway.

With no further questions or public comment, the public hearing. The applicant addressed the Commission. Dube informed the Commission he has been working on cleaning up the site but cannot fit all his equipment in the steel building. The Dubes' do not feel the steel building will be an issue with the commercial buildings to the south. Dube asked about the rental units and wants it confirmed.

Commissioner Spooner noted Dube has cleaned up the site but also feels it would be the perfect commercial site. He doesn't have an issue with the garage but the existing steel storage building needs doors if the application goes forward. Ackman wondered if the Commission would be opposed to a barn and horses on a six acres lot. He doesn't have an issue with the garage or building. White is in agreement.

Schendel noted if someone bought and wanted to sub-divide, it would come back to the Commission for review anyway. Albers wondered if they were getting off the subject and not just looking at the garage. Staff was asked if the rental units would be in the Commission's purview; Waldock noted past history was, three units with owner living there, then four units without the owner and may have later evolved into four units with the owner that was not caught by the rental licensing. In any event, it is an issue best resolved through the rental licensing program.

Commission White made a motion to approve the Resolution with the language provided by the applicant; adding doors to the existing building, site is cleaned up, and paved driveway. Motion carried (6/1 Nay-Vohs).

Ackman is ok with approval due to the size of the property.

***ADJOURN***

A motion was made by Commissioner Spooner and seconded by Commissioner Campbell to adjourn the meeting. The meeting was adjourned at 7:30 p.m. Motion carried (7/0).

Respectfully Submitted,

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Sandi Tidemann, Administrative Assistant II

**MINUTES APPROVED:**

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Chuck Ackman, Chair