

***FARIBAULT PLANNING COMMISSION
MINUTES
February 19, 2019***

1. CALL TO ORDER

Chair Dave Albers called the meeting to order at 7:00 p.m. Commissioners present: Dave Albers, Chuck Ackman, Mike Schendel, Dave Campbell and Ann Vohs
Commissioners Absent: Joe Faugstad, Steve White
Staff present: 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 January 22, 2019, regular meeting as presented. Motion carried (5/0).

3. PUBLIC HEARINGS

A. ZTA 02-19, Zoning Text Amendment to Establish Public-Institutional Zoning Districts

Planning Coordinator Waldock continued discussion (from the January 22, 2019 meeting) of the proposed zoning text amendment to establish Public Institutional Zoning Districts which as proposed, would be divided into three categories PI-1, PI-2 and PI-3. Public institutional districts would allow campuses with multiple principal buildings on one parcel in a coordinated cohesive design layout function for safety for its users and limited impact to surrounding properties. They would provide parameters for improvements without the need for variances or PUD's or CUP's and make it less complicated for the consumer.

Waldock displayed a map showing properties that are currently institutional uses. There was some discussion about assisted living facilities not needing to be included. The Commissioners discussed churches and cemeteries which several members of the board felt should not be included.

Chair Albers opened the public hearing and, since no one was present, closed the public hearing.

Waldock requested that the commissioners to provide direction as to minimum lot size for such zoning. Commissioner Ackman stated that he felt that this should be at least two contiguous blocks. Commissioner Ackman also stated that he would not like to see the area to be zoned going through parcels and felt that the borders of the zoning should be put together with right of ways. Waldock suggested that we refine the map and bring it back to the next meeting. Zoning boundaries should follow property lines but not bisect a parcel. The commissioners generally agreed that the number of districts should be reduced and small sites need not be rezoned with this designation.

Commissioner Ackman brought a motion to direct staff to revise the Zoning Text Amendment and bring the matter back at a following meeting with a designated minimum lot size (preferring a two contiguous block minimum) and use only one Public Institutional District. The motion was

seconded by Commissioner Shendel. The motion carried (5/0).

4. ROUTINE BUSINESS:

None.

5. ADJOURN

A motion was made by Commissioner Ackman to adjourn the meeting and seconded by Commissioner Campbell to adjourn the meeting. The meeting was adjourned at 7:40 p.m. Motion carried (5/0).

Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Dave Albers, Chair