

FARIBAULT PLANNING COMMISSION
MINUTES
June 17, 2019

1. CALL TO ORDER

Dave Albers called the meeting to order at 7:00 p.m. Commissioners present: Dave Albers, Chuck Ackman, Joe Faugstad, Dave Campbell and Ann Vohs.

Commissioners Absent: Mike Schendel and Steve White

Staff present: City Planner, David Wanberg and Administrative Assistant I, Kari Casper.

Public Present: None.

2. APPROVAL OF MINUTES

A motion was made by Commissioner Campbell and seconded by Commissioner Faugstad to approve the minutes of the June 3, 2019, regular meeting as presented. Motion carried (5/0).

3. PUBLIC HEARINGS

- A. ZTA 22-19 Proposed Amendments to Section 6-250 and Section 6-260 of the City's Unified Development Ordinance related to Fences.

Over the years, the City Council approved multiple variances related to height of fencing and the use of barbed wire fencing in nonresidential zoning districts. Consequently, the City Development Review Committee (DRC) and the City Planning Commission (PC) held work sessions to discuss possible amendments to the fence provisions in the City's Unified Development Ordinance. The DRC and PC recommended that the Ordinance be amended to clarify that fencing in the corner side yard and rear yard of through-lots can be 12 feet high in industrial districts and 8 feet high in commercial districts. The DRC and PC also recommended additional flexibility in the use of barbed wire fencing when needed. Wanberg stated that in revising the ordinances, the residential zoning district was left exactly the way it was. The DRC felt that the commercial should be limited to 8 ft. height and clarified that on a corner side yard you can go right up to the property line and it can go right up the height. The recommendation is 12 ft. for industrial and 8 ft. for commercial. With regard to barbed wire fencing, it was recommended it can be allowed at a point of 6ft above grade. Barbed wire can be allowed in commercial districts with the use of a conditional use permit. Once we are done with the comprehensive plan update, the whole ordinance will be refined.

Albers opened the matter up for discussion. Faugstad questioned if the 6' was the norm. Wanberg responded by stating that ordinances are different; some 6' some 7'. Six feet is not uncommon but there are some cities that don't allow barbed wire.

Albers opened the matter up for public hearing. No one was present.

Albers then closed the public hearing and brought the matter back for discussion to the Commission.

Ackman stated that this matter has been before the commission on previous occasions and this matter was discussed at length. They were breaking out different heights for different districts; it's not a one size fits all. To Ackman, his comfort level it more like 7'. Ackman stated that he's in favor of this.

Albers noted that any existing fences out there would be grandfathered in; we're not going after anybody that has an existing non-conforming.

A motion was made by Commissioner Ackman and seconded by Campbell for a recommendation that the City Council approve ZTA 22-19's Proposed Amendments to Section 6-250 and Section 6-260 of the City's Unified Development Ordinance relating to fences. Motion carried (5/0).

4. ROUTINE BUSINESS:

None.

5. ADJOURN

Motion was made by Commissioner Faugstad to adjourn the meeting and seconded by Commissioner Campbell to adjourn the meeting. The meeting was adjourned at 7:07 p.m. Motion carried (5/0).

Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Dave Albers, Chair