

FARIBAULT PLANNING COMMISSION
MINUTES
January 6, 2020

1. CALL TO ORDER

Vice Chair Ackman called the meeting to order at 6:00 p.m. Commissioners present: Chuck Ackman, Dave Campbell, Joe Faugstad, Ann Vohs and Steve White. Commissioners Absent: Dave Albers. Staff present: Planning Coordinator, Peter Waldock, City Planner, David Wanberg and Administrative Assistant I, Kari Casper. Public Present: Todd Nelson, Ann Hofmeister.

2. APPROVAL OF MINUTES

A motion was made by Commissioner Campbell and seconded by Commissioner Faugstad to approve the minutes of the December 16, 2019 regular meeting minutes as presented. Motion carried (5/0).

3. PUBLIC HEARINGS

- A. P/FP 29-19, Preliminary and Final Plat approval of Hofmeister Third Addition subdivision generally located along the south side of Frederickson Drive west of Airport Drive on Outlot A of Hofmeister Second Addition.

Waldock presented that the application for the preliminary and final plat were before the Planning Commission once again to finalize the platting of the lots to include Hofmeister 3rd Addition subdivision of the parcels from an outlot to a buildable lot on the northwest corner of the property at issue. There are no development applications at this time for the lots. No particular issues with this subdivision. Lot 1 is by the Parkland Village. Vice Chair opened the matter up for discussion, there was none. Vice Chair Ackman, then opened the matter up for the Public Hearing and no one was present. Vice Chair Ackman closed the public hearing and back to the Commission for further discussion. A motion was made by White to recommend approval of the draft Resolution 2020-XXX Approving Preliminary and Final Plats of Hofmeister Third Addition as written and seconded by Campbell. Motion carried (5/0).

- B. PUDA 50-19, an amendment to the approved Planned Unit Development for the 23rd Street Apartments at 310 23rd Street NW. The amendment if approved would eliminate required playground equipment and other approved site improvements.

Waldock presented the amendment as the developer has requested to eliminate the play area that was presented on the original submission and agreed to in the development agreement. Several other options were presented in an alternative; however, the developer is requesting that the PUD be amended to not require him to add anything to the parcel. The DRC reviewed the matter and is making the recommendation that the developer's request be denied and felt that the playground be put up as agreed to. Chair Ackman opened the matter up for discussion. White agrees with the DRC's recommendation and felt that with this density they still need place to go outside. Ackman then opened the matter up for the Public Hearing and Todd Nelson approached and made the argument that a playground would increase the possibility of vandalism. He mentioned that they've added a community room and picnic areas; they have two large garden areas. The residents hardly use the outside area now. Ackman closed the public hearing and back to the Commission for further discussion. Faugstad mentioned that he has a park behind him and has a large family and they tend to drive to the larger park and was wondering about the costs of such parks. Campbell then spoke about the deviation from the agreement and felt that the board shouldn't go down that road. Vandalism issue cannot be tied to the type of kids that would use the equipment. Campbell agreed with denial. White then spoke indicating that the micro park by him is used a lot. With higher densities, there has to be a trade-off. White is amenable to other enhancements in lieu of and felt that tabling the issue to allow the developer to come back with another suggestion. Ackman suggested some outdoor amenity and agreed largely with White and comfortable with tabling.

A motion was made by White to table the issue to allow the developer has a plan for an alternative amenity and seconded by Vohs. Motion carried on a (5/0) vote.

4. ROUTINE BUSINESS

A. Approve 2020 Planning Commission Meeting Schedule.

Staff presented the schedule for two week schedules. Vice Chair Ackman opened the matter up for discussion. A motion was made by Campbell to approve the 2020 Planning Commission meeting schedule and to hold the annual meeting on February 3, 2020 and seconded by Vohs as presented. Motion carried (5/0).

4. ROUTINE BUSINESS: None.

5. ADJOURN

Motion was made by Campbell and seconded by Vohs to adjourn the meeting. The meeting was adjourned at 6:35 p.m. Motion carried (5/0).

Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Chuck Ackman, Vice Chair