



**FARIBAULT PLANNING COMMISSION
AGENDA**

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.

Anyone interested in the public hearings may participate in the hearings by calling the following telephone number or joining the following videoconference at the scheduled date and time of the public hearings:

1. Telephone number to call at the time of the public hearing: 1-312-626-6799, meeting ID: 889 986 454#
2. Videoconference to join at the time of the public hearing: <https://zoom.us/j/889986454>

Monday, April 6, 2020

7:00 PM

1. Chair Albers called the meeting to order at 7:09 p.m. and a Roll Call was taken. In attendance were Commissioners: Ackman, Ali, Campbell, Faugstad, Temple, White and Chair Albers. Others present were Dave Wanberg, City Planner; Peter Waldock, Planning Coordinator; John Rued, Building Official; Deanna Kuennen, Director; Todd Nelson and Dave Tieman.

2. APPROVAL OF MINUTES OF 3/2/2020.

A motion was made by Campbell and seconded by Temple to approve the meeting minutes of 3/2/2020.

ROLL CALL VOTE:

Aye: Ackman, Ali, Campbell, Faugstad, Temple, White, and Chair Albers

Nay: None.

Please contact the City Planning Division (507.334.0100) if you need special accommodations related to a disability to participate this meeting. The Public Hearings are broadcast live on FCTV.

3. PUBLIC HEARINGS

A. VAR 09-2020 Variance Request from T Nelson Properties to Allow Nine Residential Units on the Parcel at 230 Central Avenue, Whereas the Ordinance Allows a Maximum of Five Residential Units

Mr. Wanberg began his presentation and Chair Albers then opened the matter up for discussion. White was concerned with the lack of a plan for a trash enclosure. Wanberg stated that the applicant was present and should be addressed when the public hearing is open. Temple asked Wanberg what the original intent of the ordinance was in terms of density limitations. Wanberg stated that there was no purpose of the provision. Temple asked if there were any life/safety concerns and Wanberg stated no. Ali asked if there were any ADA requirements for this proposed plan and Wanberg stated that there is an elevator in the building and the applicant will have to meet all the requirements. Rued then spoke stating that he's had conversations with the applicant and confirmed that he will need to have the elevator and that all units will need to have the capability to adapt to ADA requirements. Ali asked if this was a secure building and Chair Albers then opened up the public hearing at 7:42 p.m. to allow Mr. Nelson the applicant to answer. Mr. Nelson stated that he does have a plan to put dumpsters across the street; however, there is room where the pop machine is located for an enclosed trash area; he stated that the elevator has to be redone to bring it up to code; and that the building is a secure building. Temple asked how the applicant came up with nine units versus what is in the ordinance. Nelson stated that with the available square footage, the designers was able to accommodate rather large units with 3 bathrooms in several of the units. White stated that Nelson should create the trash area in the indent. Chair Albers then closed the public hearing at 7:49 p.m. and brought it back to the board for further discussion. Ackman stated that he recalled working on this ordinance in the past and stated that the formula was created with added greenspace. Ackman stated that staff might want to revisit the ordinance in the future. Albers suggested maybe to a work session. Parking was mentioned as well.

A motion was made by White and seconded by Temple to recommend approval of the applicant's variance request as written with the condition that the applicant submit a plan for an enclosed trash area.

ROLL CALL VOTE:

Aye: Ali, Campbell, Faugstad, Temple, White and Chair Albers

Nay: Ackman.

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B. ZTA 11-2020 Establishment of Biodigester Ordinance

Wanberg presented the information to the board stating that Faribault Foods has done a great deal of research on this subject and showed pictures of a similar system. This system would take care of the foul odors on the north side of town by using this biodigester to essentially clean the wastewater before it gets back into the City's system. By using this process, it would create gases and solids that can potentially be reused for energy in the future as their business grows. Wanberg stated that the Dave Tieman was present on behalf of Faribault Foods to answer any questions. Chair Albers then opened the matter up to the public at 8:18 p.m. and Tieman presented himself for questions. Temple asked if there were any negative effects of this process and Tieman stated there were none and reiterated the possibility of generating energy from this. Chair Albers then closed the public hearing at 8:21 p.m. and brought it back to the board for further discussion. Ackman stated this is a "no-brainer".

A motion was made by Ackman and seconded by Campbell to recommend approval of a Zoning Text Amendment for the Establishment of Biodigester Ordinance.

ROLL CALL VOTE:

Aye: Ackman, Ali, Campbell, Faugstad, Temple, White and Chair Albers

Nay: None.

4. ROUTINE BUSINESS

A. None

5. ADJOURN

A Motion was made by Dave Campbell and seconded by Ali to adjourn the meeting at 8:23 p.m.

ROLL CALL VOTE:

Aye: Ackman, Ali, Campbell, Faugstad, Temple, White and Chair Albers.

Nay: None.

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Respectfully Submitted,

Kari Casper, Administrative Assistant I

MINUTES APPROVED:

Dave Albers, Chair

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