

FARIBAULT PLANNING COMMISSION
MINUTES
May 20, 2019

1. CALL TO ORDER

Chairman, Dave Albers called the meeting to order at 7:00 p.m. Commissioners present: Dave Albers, Chuck Ackman, Dave Campbell, Joe Faugstad, Steve White and Ann Vohs
Commissioners Absent: Michael Schendel
Staff present: Planning Coordinator, Peter Waldock and Administrative Assistant I, Kari Casper.

Public Present: Benjamin Hacker, owner of subject CUPs; and Kevin Keppers, mover/builder for the project.

2. APPROVAL OF MINUTES

A motion was made by Commissioner Campbell and seconded by Commissioner Vohs to approve the minutes of the May 6, 2019, regular meeting as presented. Motion carried (5/0).

Commissioner Faugstad arrived at approximately 7:10 p.m.

3. PUBLIC HEARINGS

- A. **CUP 11-19** Application for Conditional Use Permit to move previously occupied homes to a vacant lot at 728 Willow St. legally described as Lot 11, Block 1 of Thomas Addition.
- B. **CUP 12-19** Application for Conditional Use Permit to move a previously occupied home to a vacant lot at 730 Willow St., legally described as Lot 10, Block 1 of Thomas Addition.

The subject sites in these cases are at 728 and 730 Willow Street. Both are a vacant lot along the west side of Willow Street in the 700 block. The property owner in this case has purchased the sites and is seeking a conditional use permits to move a previously occupied homes to property. These sites are in the R-2 Low Density Residential District in an established residential core area of Faribault. Single family dwellings are a permitted use in these districts. The proposed homes are a 26' X 44' single family ranch style homes. The applicant plans to place these homes in the traditional manner parallel to the street. Surrounding uses include single-family dwellings to the north, south east and west. The ranch style is compatible to surrounding homes. The DRC had the following comments and observations:

- 1. The homes may need to be reroofed and resided if conditions warrant it.
- 2. A front porch roof will need to meet the front setback of adjoining homes.
- 3. A front entry stoop with no roof over it can encroach into front setback up to 4 feet.
- 4. Paved Driveway is required.
- 5. Code requires a one car garage but a two car garage is suggested for a large site.

Chair Albers opened this up for discussion. Ackman asked about whether it's normal to request conditions. Waldock stated yes. White asked about grading, steep terrain and drainage. Waldock

stated that the City Engineer has already approved the process. Albers inquired about full basement. Waldock confirmed.

Chair Albers then opened the meeting up to the public. No public discussion
No further discussion was made.

A motion was made by Commissioner Ackman to approve CUP 11-19 Application for Conditional Use Permit to move a previously occupied home to a vacant lot at 728 Willow St., legally described as Lot 11, Block 1 of Thomas Addition as written with the conditions proposed, and approval of Resolution 2019-102 and seconded by Commissioner Campbell. Motion carried (6/0).

A second motion was made by Commissioner White to approve CUP 12-19's Application for Conditional Use Permit to move a previously occupied home to a vacant lot at 730 Willow St., legally described as Lot 11, Block 1 of Thomas Addition as written with the conditions proposed and Resolution 2019-103, and seconded by Commissioner Campbell. Motion carried (6/0).

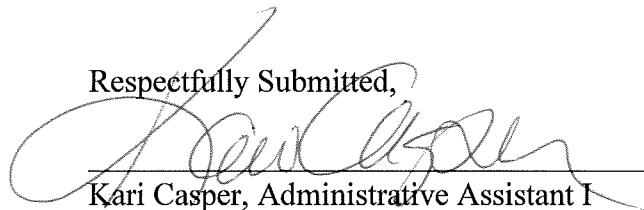
4. ROUTINE BUSINESS:

None.

5. ADJOURN


Motion was made by Commissioner Campbell to adjourn the meeting and seconded by Commissioner Vohs to adjourn the meeting. The meeting was adjourned at 7:15 p.m. Motion carried (6/0).

Respectfully Submitted,



Kari Casper, Administrative Assistant I

MINUTES APPROVED:



Dave Albers, Chair