

***FARIBAULT PLANNING COMMISSION  
MINUTES  
July 15, 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, Ann Vohs, Mike Schendel and Steve White  
Commissioners Absent: None.

Staff present: Planning Coordinator, Peter Waldock, 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 Schendel to approve the minutes of the June 17, 2019, regular meeting as presented. Motion carried (7/0).

***3. PUBLIC HEARINGS***

- A. CPA 21-19 Comprehensive Plan Amendment to reguide certain property from Public / Semi-Public Uses to Downtown Uses at 601 1st Avenue NE.
- B. RZ 27-19, Rezoning certain property from I-1, Light Industrial District to CBD, Central Business District for future development as a High-Density Residential use and O Open Space / Agriculture District for future use as a City Park, at 601 1st Avenue NE.
- C. FP 26-19, Final Plat approval of Heritage Park Second Addition at 601 1st Ave NE.

Staff began with a power point presentation of the key aspects of this Comp Plan Amendment; rezoning and final plat application. Applications for a comprehensive plan amendment to reguide to Downtown Uses and a rezoning to CBD Central Business District are included with the final plat application. The comprehensive plan designations and zoning boundaries will follow the new lot lines. The proposed rezoning will not include Trails Edge Apartments but will include the balance of the site. Proposing a CBD Central Business District zoning to match adjoining property to the south and west. Future development of apartments on the site will require a Conditional Use Permit in this zoning district. The Shoreland Overlay District Rules will apply, therefore variances may be requested by the developer depending on their final design concept. Staff is recommending separate approvals.

Albers opened the matter up for discussion.

Ackman wanted to follow up on a conversation about possibly when the preliminary plat was discussed, a gentleman from the American Legion came in expressing concerns about parking and wanted to know if his concerns were considered in this. Waldock stated that we were not able to

preserve that portion for the public parking. Those lots were not part of the public parking system but for the employee parking. Ackman asked to identify what public parking will remain. Waldock pointed out that Lot 4 is the public parking lot and will be dedicated and is existing and is north of the Legion and across the street. No new public parking will be created and the Legion will be losing the informal stalls. Campbell asked if they came forward to purchase additional land. Waldock stated that they did not approach the city.

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.

A motion was made by Ackman and seconded by Schendel to recommend approval of the proposed Comprehensive Plan Amendment adopting Resolution 2019-140 for residential use.. White asked for clarification on the motion in that is the parking for residential. Waldock stated that it was for CBD. Ackman restated the motion. Motion carried (7/0)

A motion was made by Ackman and seconded by Schendel to recommend approval of Ordinance 2019-13 to rezone certain property from I-1, Light Industrial District to CBD, Central Business District for future development as a High Density Residential use and O Open Space / Agriculture District for future use as a City Park, at 601 1st Avenue NE as written. Motion carried (7/0).

A motion was made by Schendel and seconded by Vohs to recommend approval of Resolution 2019-141 to adopt the Final Plat 26-19, Heritage Park Second Addition at 601 1st Avenue NE.

White requested to be heard. White brought up his concerns that the American Legion would be losing some vital parking spaces that they often utilize, especially during large events. White stated that he would be voting against the final plat. Campbell agreed. Ackman then spoke stating that we could table this to obtain more detail on the map than normal. White talked about the community's need for meeting spaces and how the Legion provides this service and suggested a possible crosswalk across 1<sup>st</sup> Avenue. Ackman suggested that we delay this for the two weeks to gather more info on parking stalls, and the crosswalk. A motion to table was suggested.

Ackman made a motion to delay the final plat for two weeks and take this discussion up at next planning commission meeting on August 5th and seconded by White. Motion carried (7/0).

#### ***4. ROUTINE BUSINESS:***

None.

#### ***5. ADJOURN***

Motion was made by Campbell to adjourn the meeting and seconded by Faugstad to adjourn the meeting. The meeting was adjourned at 7:26 p.m. Motion carried (7/0).

Respectfully Submitted,

  
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Kari Casper, Administrative Assistant I

**MINUTES APPROVED:**

  
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Dave Albers, Chair