

FARIBAULT PLANNING COMMISSION
MINUTES
August 19, 2019

1. CALL TO ORDER

Dave Albers called the meeting to order at 7:00 p.m. Commissioners present: Dave Albers, Dave Campbell, Ann Vohs, Chuck Ackman and Mike Schendel
Commissioners Absent: Steve White and Joe Faugstad
Staff present: Planning Coordinator, Peter Waldoock, City Planner, David Wanberg, City Engineer, Mark Duchene and Administrative Assistant I, Kari Casper.

Public Present: Lou Stender, 1833 Paulis Drive

2. APPROVAL OF MINUTES

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

3. PUBLIC HEARINGS

- A. VAC 31-19, Application to vacate a public drainage and utility easement between Lot 3 and Lot 4, Block 1, Southern Trails Second Addition for the purpose of combining the lots located at 1128 Cuyllle Ct.

Roger and Angela Johnson, owners of property at 1128 Cuyllle Court, have applied for the vacation of a portion of the drainage and utility easement area that crosses his property (Lots 3 and 4, Block 1, Southern Trails Second Addition). The site is occupied by a single family house and shed. The owners plan to combine the two adjoining lots they own to expand their lot area to allow for future improvements to their home at the site. The owner wishes to expand his deck to the north which would encroach into the side easement north of his house and have applied for approval of an administrative lot combination (minor subdivision) to enlarge lot to add onto his deck and perhaps add a garage or shed on the vacant lot he owns north of his home. The easement has Charter Communications cable in it now that provides the service connection to the owners home, no other homes are served by this line. No other utility lines are currently in this easement. Vacating the easement would not require the Charter Communications cable to be moved since it was a service line for the owner's residence. No drainage or grade issues were noted at this easement site.

Albers opened it up for discussion and no one had any questions for staff.

Albers then opened it up for public hearing; no one came forward.

Albers then brought the matter back to the commission wherein no one had any further comment.

A motion was made by Ackman and seconded by Vohs to recommend approval of Ordinance 2019-15 approving a request to vacate a public drainage and utility easement at 1128 Cuyllle Court as written. Motion carried (5/0).

- B. P/FP 25-19, Preliminary and Final Plat Approval of Stoneridge Second Addition a low density residential subdivision generally located east of Western Avenue and west of Amber Lane.

Dan Behrens, on behalf of Rick Cashin Construction is requesting Preliminary and Final Plat approval for Stoneridge Second Addition subdivision. This is the continuation of Stoneridge Subdivision that began in 2003. This phase will include 16 single family residential lots, 16 twin home lots, one outlot, 16 single family lots, the extension of 13th Street (to Western Avenue) and construction stormwater managements systems and other public infrastructure serving the subdivision. This application will involve replatting Outlot B and Outlot C of Stoneridge Addition. The right of way for 13th Street was platted to Western Avenue with the first addition in 2003. All the requests are compliant with both the ordinances and the comprehensive plan. This matter will also be subject to a development agreement and upon final approval of the City Engineer.

Albers opened the matter up for discussion and no one had any questions or comments and Schendel commented that there are members on the board and staff that are in the Stoneridge Addition. Waldock responded by stating that there is no conflict of interest with regard to this matter.

Albers then went out to public: Lou Stender of 1833 came forward and addressed concerns regarding the drainage issues and property owners' sump pumps excessive use that are present in the area due to storm water run-off at the end by 13th Street. Mr. Stender made a comment that he was pleased that they were taking note of the issues.

Albers then closed the public hearing and went back to Commission; Vohs suggested that Duchene or Waldock elaborate on the drainage issues. Duchene stated that they are aware of the issues and hope to resolve them with this plan.

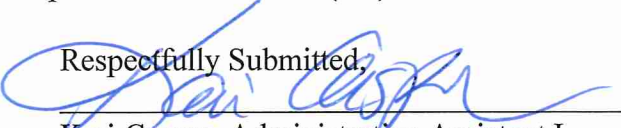
A motion was made by Ackman and seconded by Campbell to recommend approval of P/FP 25-19, Preliminary and Final Plat Approval of Stoneridge Second Addition a low density residential subdivision generally located east of Western Avenue and west of Amber Lane as written. Motion carried (5/0).

4. ROUTINE BUSINESS: None.

5. ADJOURN

Motion was made by Campbell to adjourn the meeting and seconded by Schendel to adjourn the meeting. The meeting was adjourned at 7:29 p.m. Motion carried (5/0).

Respectfully Submitted,


Kari Casper, Administrative Assistant I

MINUTES APPROVED:


Dave Albers, Chair