

FARIBAULT PLANNING COMMISSION
MINUTES
September 16, 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, Steve White, Chuck Ackman and Mike Schendel

Commissioners Absent: Joe Faugstad

Staff present: Planning Coordinator, Peter Waldock, City Planner, David Wanberg and Administrative Assistant I, Kari Casper.

Public Present: Nate Myhra with Bolten & Menk, Inc. and Matt J Borowy with Bright Pixel Design.

2. APPROVAL OF MINUTES

A motion was made by Commissioner Schendel and seconded by Commissioner Ackman to approve the minutes of the August 19, 2019 regular meeting minutes as presented. Motion carried (6/0).

3. PUBLIC HEARINGS

- A. VAC 38-19, Application to vacate a section of unimproved and un-used City right of way for 6th Street NE between Central Avenue and 1st Avenue NE.

Staff stated that this area had been previously vacation roughly 75 years ago and until only recently discovered that the parcel at issue will also need to be vacated. The city is the adjoining property owners and there are no issues with this vacation. This application is intended to address this un-vacated remnant of the unimproved platted right of way. The City Attorney has recommended this right of way remnant be vacated at this time in order to better address this matter prior to recording the plat.

Albers opened it up for discussion and Ackman questioned the alleyway and whether it was still in use, Waldock stated that it's owned by the City and under the City's control.

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 Schendel to recommend approval of the application to vacate the remaining unimproved and unused City street right of way for 6th Street NE between Central Avenue and 1st Avenue NE as described and depicted in Ordinance 2019-18 as written. Motion carried (6/0).

B-C. VAR 39-19, Variances from building height and impervious surface coverage requirements of the Shoreland Overlay District, for the redevelopment of the former Public Works Facility at 601 1st Avenue NE for the Straight River Apartments.

CUP 40-19 Conditional Use Permit to Construct an Apartment Building at an increased building height in the Central Business District and Shoreland Overlay District for the redevelopment of the former Public Works Facility at 601 1st Avenue NE for the Straight River Apartments.

This was recently rezoned from I-1 to CBD. CUP's are required to build apartment buildings. It was determined that this was the best possible redevelopment site which was formerly a landfill and railroad switching yard. Storage for road salt and is not a brownfield. Several remedial grants have been requested for capping the land. Considered more challenging to redevelop; the site is within 300' of the river. The highest floodplain level was established in 2010. The apartment will be 1, 2, and 3 bedroom units. The DRN is receptive to this project but suggested it be a PUD. Staff mentioned that the green space is zone O for open space which is adjacent to the property on the N side. This is a market rate complex.

Albers opened the matter up for discussion and no one had any questions or comments. White asked which market they developers were looking for and staff deferred to the architect and designer present, Mr. Myrha and Mr. Bowory.

Albers then went out to public and Mr. Myhra and Mr. Bowory came forward. Mr. Bowory stated that there will be 99 units with 194 parking spaces and they intend on putting in 8 3 bedroom units; their market research came back with the most need being 2 bedroom units. White asked about emergency vehicles and how they would be situated on the site. White asked about amenities and Bowory stated that preliminarily they will have Myhra stated that did take that into consideration and that there was 2 ways in and 2 ways out and the lot allow a 2 car passing at the same time. Albers asked about the time frame and they stated that they intend to have all the planning stuff completed this year and that construction would not begin until the spring of 2020. Campbell asked about stormwater management and Myhra responded by stating that was also taken into consideration and made the appropriate accommodations for the runoff. Vohs stated that it's a busy street and wanted to make sure that the City Engineer was involved in the placement of the flow of traffic. White encouraged discussed of a lighted crossing. Albers asked the public if they had anything to add and Bowory said that he is pleased with the project and has enjoyed working with the staff.

Albers then closed the public hearing and went back to Commission and at the request of Waldo, no action needs to be taken at this time. The rest of the variances and CUP's totalling 6 will be addressed at the October 7th Planning Commission meeting.

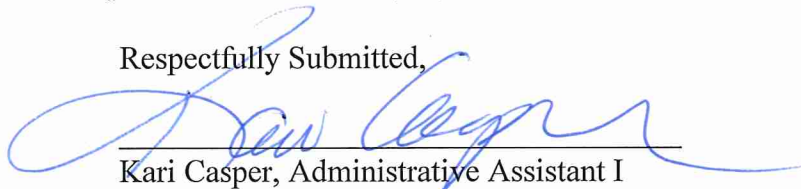
A motion was made by Ackman and seconded by White to keep the public hearing open until the October 7th meeting. Motion carried (6/0).

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 7:53 p.m. Motion carried (6/0).

Respectfully Submitted,



Kari Casper, Administrative Assistant I

MINUTES APPROVED:



Dave Albers, Chair