



PLANNING COMMISSION MEETING MINUTES

MONDAY, July 18, 2022

6:00 PM

Members present were Commissioner Albers, Commissioner Campbell, Commissioner Jackson, Commissioner Temple, Commissioner White and Chair Ackman

Members Absent: None.

1. Call to Order\Approve Agenda

Chair Ackman called the meeting to order at 6:00 p.m.

2. Approve the May 16, 2022 Regular Meeting Minutes.

Chair Ackman requested a motion to approve the meeting minutes of June 6, 2022 which was brought by Commissioner Campbell and seconded by Commissioner Jackson as written. Motion carried on a 6/0 vote.

3. Public Hearings

A. Applications Related to Development of a New Auto Body Repair Business and Car Sales Lot at 2005 2nd Avenue NW

William Malecha is the owner of a vacant commercial lot at 2005 2nd Avenue NW. The property is comprised of a commercial lot and two outlets that will be related to combine them into one lot. The site is Zoned C-2, Highway Commercial District and the east portion is within the revised Shoreland Overlay District for the Cannon River. The owner proposes to construct a 10,400 SF building on this site for use as an auto body repair business & car sales lot. Parking will be provided for 32 cars and a vehicle sales display area is planned for the paved lot area on the west side of the building. The building will have nine (9) repair bays, a paint booth, wash bay, offices, storage, and mechanical area. Associated with this development proposal, he has submitted applications for vacation of a public drainage and utility easement, preliminary and final plat approval and Conditional Use Permit (CUP) for major auto repair in a commercial district and a CUP for Development in the Shoreland Overlay District. They are asking for an address change to 190 20th Street which will be logical for the entrance to the building. The development plan requires multiple planning applications and associated actions for approval. Each application and approval action will be taken separately. The DRC's recommendation to the Planning Commission were, based on the findings, to approve of each of the subject matter applications.

As a wrap up, Waldock introduced our intern Lucas Bertram.

Chair Ackman then took over and asked the commissioner for discussion. Commissioner Albers then asked about the Outlot A being used for? Waldock reminded them that it will no longer be an outlot and identified it as outside storage which car with parts and materials which is allowed under the ordinance. This space will not be used for cars with leaking fluids.

Commissioner Albers asked about the number of vehicles that can be stored in this area. Does the city have a limit? Waldock stated that there is not limit and it would not be practical. Commissioner Albers also asked about customer parking. Waldock stated that they are not required to stripe the sales lot and their request meets the code. There is some flexibility there.

Commissioner Temple asked about signage for the entrance? Waldock said they will have a wall sign to identify the business but no sign for the entrance. Commissioner Temple also asked about the potential for changes for traffic flow. DuChene stated that MNDOT is working on a continued traffic study regarding the intersection.

Commissioner Jackson asked about casting of the lights on the neighbor's property. Waldock stated that they have provided a schematic for lighting and taken that into consideration. Commission Jackson also asked about the trash enclosures. Waldock stated that they have identified a location and is screened.

Commissioner White talked about shifting the travel lane. DuChene stated that they will be widening the road and will have it line up a little better. MNDOT has jurisdiction over the intersection and they are still working over the details. White asked about curbing. DuChene said that they are not at the final plans but that he anticipates curbing.

Commissioner Campbell asked about the maximum number of vehicles on the site and wanted it confirmed that the city doesn't limit it. Waldock responded stating that it is self-policing.

Chair Ackman asked about the plat and two maps that there are two outlots and wanted to see the best cleaned map of the final plat. He was concerned since there was two Outlot A's identified. Waldock confirmed that there is two and are in two different subdivisions on this land. The plat will take that away. First the vacation then P and FP will be recorded then there will be no outlots anymore then the CUP.

Commissioner Jackson then asked about a roundabout at that intersection. Waldock stated that MN would have to buy more property and it would not be feasible.

Chair Ackman then opened the public hearing at 6:33. William Malecha, the owner came forward to address the parking. He explained the process the timeline involved into the auto body part and stated that he doesn't have a lot of car sales but wants to keep that option open. He doesn't want a junk yard. Steve Underdahl then came

forward with further discussion on the parking and didn't think there would be a problem with this site. Dave Temple with Temple Electric a couple of places down came forward and wondered if storm sewers were being discussed. DuChene responded stated that MNDOT still reviewing for state design standards. Mr. Temple then asked about 1st Avenue bringing up there. On Plat A the longer one, 218 was vacated and then the city wanted that as a corridor; what will that be? Chair Ackman referred to Mr. Waldock. Mr. Waldock stated that there is a trail link planned that will go north and south. Mr. Wilker came forward who is at 2005 Highway 3, Faribault. Mr. Wilker asked about screening. Waldock identified on the map for the fencing.

Chair Ackman then closed the public hearing at 6:43 p.m.

Commissioner White mad a motion, seconded by Commissioner Albers to recommend approval of the draft ordinance with findings for approval of the vacation of un-needed public drainage and utility easements platted as part of the Kuntze Addition as presented. No further discussion. The motion carried on a 6/0 vote.

A motion was made by Commissioner Albers, seconded by Commissioner White to recommend approval of the draft ordinance with findings in support of the Preliminary and Final Plat approval for MAB Addition included in the draft resolution. No further discussion. The motion carried on a 6/0 vote.

A motion was made by Commissioner White, seconded by Commissioner Campbell to recommend approval of the draft resolution with findings to approve the requested Conditional Use Permit for Major Auto Repair at 2005 2nd Avenue NW as presented. No further discussion. The motion carried on a 6/0 vote.

Chair Ackman asked for the map and wanted to confirm that everything east of the blue line is the Shoreland Overlay. Waldock confirmed.

A motion was made by Commissioner Campbell, seconded by Commissioner Jackson to recommend approval of the draft resolution with findings to approve the requested Conditional Use Permit for commercial development in the Shoreland Management District at 2005 2nd Avenue NW as presented. No further discussion. The motion carried on a 6/0 vote.

The action will then move to the next City Council meeting.

B. Vacation, Preliminary and Final Plat, Comprehensive Plan Amendment, Rezoning, and Conditional Use Permits related to the Proposed RIVERCHASE ADDITION Plat and Development

Wanberg started that there are five actions and the developer, Hamilton Real Estate Group will be requesting that action. He showed the location that is south of the viaduct and east of Willow Street. This involved the former VP Line, Lockerby and SOS Building for redevelopment. The City is vacating easements and street rights-of-way,

platting the property, guiding the property for "downtown" use, rezoning the property to CBD, Central Business District, and issuing a conditional use permit for development in the Shoreland Management Overlay District. The City will develop a City-owned parking lot in this area to serve existing and future parks in this area. The redevelopment area will also include a regional stormwater basin. The City will also be connecting with the park that will be on the north side of the viaduct. VP Online space will be demoed by the end of the month. Wanberg showed the concept plan in phases and went over the procession of city-initiated applications. The process includes vacation the unnecessary easements, preliminary and final plat, comprehensive plan amendment, rezoning and a CUP for development in the shoreland overlay district.

Hamilton Real Estate Group (the "Developer") is requesting approval standalone residential use in the CBD; allow for the four-story building as opposed to three, and allow the residential units to exceed the base number allowed in the CBD without a CUP.

Wanberg went over these with more descriptions. Riverchase Court will be the City street for the area. There will be two outlots created for the trail and they will be straightening this trail out with this plat. Fairly straightforward. The CUP involved a small part of the proposed parking lot in the shoreland overlay and the DNR has not expressed any concern about this. The final CUP is for the standalone residential, height and the floor area. Wanberg showed renderings which shows garages underneath on a few sides which is similar to the Hillside Apartments. This is very similar to that. There are still a number of details to work but those will be done through the development review committee.

Chair Ackman opened the matter up for discussion. Commissioner White was concerned about the elevations and reference the climate change for flooding at the site. DuChene stated that they have elevated the site. DuChene confirmed that there is no portion of the site in the FEMA Flood plain from 2012. Commissioner White wanted to state that he hopes this site remains a quality site. DuChene is comfortable with the elevations and has no concerns.

Commissioner Jackson asked about handicapped accessible. Wanberg responded that there are and in one of the building elevations the garage door is taller. All of this has been worked through. He added that electric vehicle chargers will be added to the site.

Commissioner Campbell asked about the crossing over the river across the tracks. DuChene said it's 34 to 40' from the path. It will be just south of the existing trail that is there today and will be a nice connection to the park. Commissioner Campbell asked if there were any issues with the Hillside apartments since this is similar. Wanberg said there have been none and has been quite well received.

Commissioner Jackson asked about the crossing and was concerned about the zig-zag through. Commissioner Temple asked about screening. Wanberg stated it would be with landscaping.

Commissioner Temple asked about height of building in comparison with the viaduct. Wanberg stated that it would not be an issue. Commissioner Temple asked about a skyscraper next to the viaduct. Commissioner Temple asked about what the stormwater basin would look like. DuChene envisioned it to be a pond. Commissioner Temple asked about the vacancy rate for Faribault. Wanberg said that the last study was less than one percent. Even with this building, we will still be under. Commissioner Temple asked about anticipated wait list.

Commissioner White asked who would own the retention pond. DuChene stated it would be the city.

Chair Ackman asked about the bike trail. Wanberg said that it will be straightened out and curved better for a more natural, easy flowing curve. DuChene is still working out the details. Chair Ackman wondered if it will loop over to Teepee Tonka Park.

Chair Ackman then opened the matter up public hearing at 7:25 p.m. Mac Hamilton the developer came forward and addressed the elevation. Commissioner Temple asked about the wait list for current property. Hamilton stated that the demand is strong. Commissioner Albers asked about start date. Hamilton is hoping to be on line by the end of July next year. Memory care will start next spring. Hamilton is not involved but builder is. Commissioner Jackson asked about a bike room in the complex. Hamilton said that they will be meeting with the architect. They have other amenities, lookout, fire table, BBQ grills 4th Floor terrace, and community room. Want this where people can call home. They also offer some landscaping touches.

Steve Iwan, 15 1st St SE came forward and asked if the city owns this property. Chair Ackman confirmed. Iwan also asked about the sub station and proximity to people. Is there a residential setback? Wanberg is not familiar with one and stated that the housing will not be right next to it. Iwan also commented about a memory care next to the railroad tracks. Wanberg showed the map and stated that we already have numerous houses and apartments along the railroad now that have the horns go off.

Chair Ackman then closed the public hearing at 7:34 p.m.

A motion was made by Commissioner Albers, seconded by Commissioner Jackson to recommend approval of the draft resolution with findings in support of vacating certain existing easements and street right-of-way as presented. Motion carried on a 6/0 vote.

A motion was made by Commissioner Temple, seconded by Commissioner White to recommend approval of the draft resolution with findings in support of approval of the preliminary and final plats. as presented. Motion carried on a 6/0 vote.

A motion was made by Commissioner Campbell, seconded by Commissioner Albers to recommend approval of the draft resolution with finding to recommend approval of an amendment to the Comprehensive Plan to guide the entire redevelopment area for "Downtown" use as presented. Motion carried on a 6/0 vote.

A motion was made by Commissioner Temple and seconded by Commissioner Jackson to recommend approval with findings to recommend approval to rezone the redevelopment area from I-2, Heavy Industrial District to CBD, Central Business District as presented. Motion carried on a 6/0 vote.

A motion was made by Commissioner Albers, seconded by Commissioner Jackson to recommend approval with findings for a conditional use permit for development in the Shoreland Management Overlay District as presented. Commissioner Temple wanted to restate that this does not go against anything in the shoreland overlay. Motion carried on a 6/0 vote.

A motion was made by Commissioner Temple, seconded by Commissioner Albers to recommend approval of a conditional use permit to allow construction of a four-story, 77-unit, market-rate apartment building in the northwest corner of the redevelopment area as presented. Motion carried on a 6/0 vote.

4. Board and Commission Reports, Announcements and Updates

Commissioner Campbell spoke first with an update from the EDA. Farmer Seed developers came back to the EDA to request the financing again since the scope of work had changed and also made note that they will be requesting TIF financing on this project.

Commissioner White asked that staff consider putting on an upcoming agenda a request to look into rezoning areas for affordable housing. Hopefully, this rezoning could make the options easier for the developer to build. Commissioner Temple wanted to add to this request by not just including single family homes but to include other types of housing such as condos, etc.

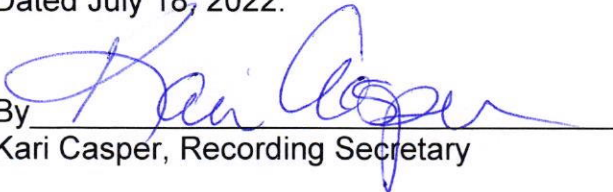
Wanger made note that the next meeting there will be a number of items on the agenda and wanted a kind of an early roll call back on the number of items to move forward. Both Chair Ackman and Commissioner Albers stated that they will not be able to attend that meeting and so that leaves us with only four which is what is needed to make a quorum. Wanberg encouraged that if anyone is unable to make the August 1st meeting to let us know at their earliest convenience. Wanberg also stressed that there will also be a number of items on the August 15 agenda and that it will also be very important to make a quorum as well.

5. Adjournment

Chair Ackman requested a motion to adjourn. Commissioner Albers made the motion seconded by Commissioner Temple. Meeting was adjourned at 7:45 p.m. Motion carried on a 6/0 vote

Dated July 18, 2022.

By


Kari Casper, Recording Secretary