



PLANNING COMMISSION MEETING MINUTES

COUNCIL CHAMBERS

MONDAY, AUGUST 15, 2022

6:00 PM

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

Present: Dave Albers, David Campbell, Barton Jackson, Samuel Temple, Steve White and Chair Ackman

Absent: None

2. Approval of Minutes

Commissioner Campbell made a motion to approve the August 1, 2022 Minutes, seconded by Commissioner Jackson as presented. Motion carried on a 6/0 vote.

3. Public Hearings

A. Applications related to Platting and Rezoning the Property at the Southwest Corner of 17th Street SW and Willow Street for a Proposed Multi-Family Residential Development

1. Application for Approval of the Preliminary Plat and Final Plat of Faribault Apartments.

Wanberg began presentation by stating that city staff sat down with the applicants and the traffic study which was reviewed. Wanberg then turned the matter over to Mark DuChene, City Engineer who is working directly with the County on this project. They do feel that a wider right turn lane may be recommended and that when school is on, working on a Corridor Study for the area as well. Commissioner Jackson asked about a school speed zone on 17th Street. DuChene said that the study recommends continuing the sidewalk. The public hearing was closed on this matter at the last meeting and no public came forward with new information. Commissioner White made a motion for approval, seconded by Commissioner Jackson. Chair Ackman then opened the matter up for further discussion. Commissioner Campbell stated that it is not fair to hold up project when it meets all the criteria but feels very strongly that the speed limit be reduced and an enhanced crossing study be performed. Commissioner Temple was having difficulties with a non-specific answer in the traffic study. Commissioner Albers was hoping to hear they there is going to be a pedestrian crossing and reduced speed and stated that having dedicated left and right turn lanes would be huge for him. Chair Ackman didn't feel that the process worked this time. Commissioner White said that nothing will change for a year and there will be another corridor study and he cannot see not to approve. Commissioner Temple stated that the study was not done at key moments and had concerns about

type of housing. Wanberg stated that we do have to have a written finding as to denial. Wanberg proposed referring to the resolutions in the packet to reflect a specific finding for denial. Wanberg said that the plat has nothing to do with the use; however, if they are recommending denial for the preliminary and final plat they will need to refer to the findings would one of the five conditions to recommend denial. Commissioner Temple stated that their main concern was traffic safety which would apply to the finding No. 4. Commissioner Temple brought a motion recommendation of denial because the preliminary and final plat is inconsistent with Nos. 2 and No. 4, seconded by Commissioner Campbell. Motion carried on a 4/2 vote 4 in favor of denial and 2 to recommend approval. Voting to recommending approval of the motion Commissioner Albers, Campbell, Temple and Chair Ackman and White the rest voted in favor of denial.

2. Application to Rezone Property in the Faribault Apartment Plat to R-4 High-Density Residential and PUD Overlay Zoning District #2022-xx.

A motion was made by Commissioner Temple to recommend denial of the Rezoning to PUD based on the written findings that the request is inconsistent with findings that the development schedule ensures a logical development of the site. More specifically, the proposed rezoning would result in would adversely affect the traffic in the area and not be in the public interest, seconded by Commissioner Albers. Motion carried on a 5/1 vote. Voting in favor was everyone with the exception of Commissioner White.

B. Application for a Conditional Use Permit to Construct a Stormwater Basin in the Wild and Scenic River Overlay, Floodplain Management, and Shoreland Management Districts West of Cannon River and East of the State Highway 3 and 30th Street NW Intersection

A motion was made by Commissioner White and seconded by Commissioner Campbell to recommend approval, based on the findings and conditions presented, for a Conditional Use Permit to Construct a Stormwater Basin in the Wild and Scenic River Overlay, Floodplain Management, and Shoreland Management Districts West of Cannon River and East of the State Highway 3 and 30th Street NW Intersection. Motion carried on a 6/0 vote.

C. Application for a Conditional Use Permit to move in a previously occupied house to replace the house at 310 Lind St NW.

Waldock gave his presentation of his staff report. Public hearing was opened at 6:35 and Janie Timmers, 613 Short Street on the back of the property came forward and stated that there are some very dangerous trees on the back of that and is a mess. That is a very large tree; wondering if they could sell. Chair Ackman closed the public hearing at 6:38 p.m. Mr. Ferris, the property owner came forward and said that he would not have a problem removing the tree.

A motion was made by Commissioner Albers, seconded by Commissioner Temple recommending approval, based on the findings and conditions presented, for a Conditional Use Permit to move in a previously occupied house to replace the house at 310 Lind St NW with the added condition to remove the dead trees. Motion carried on a 6/0 vote.

D. Application for a Conditional Use Permit to construct an addition onto a residential garage resulting an accessory structure of about 1015 square feet in area at 610 4th Avenue SW

Waldock gave his presentation pursuant to his staff report. The application meets all the provisions of the zoning ordinance. Commissioner Albers inquired about the overhang. Waldock deferred to the applicant. Chair Ackman opened up the public hearing at 6:42 and affirmed the overhang on the

garage to be about 18". Ackman then closed the public hearing at 6:43 and requested a motion. A motion was made by Commissioner White, seconded by Commissioner Jackson to recommend approval, based on the findings and conditions presented, for a Conditional Use Permit to construct an addition onto a residential garage resulting an accessory structure of about 1015 square feet in area at 610 4th Avenue SW. Motion carried on a 6/0 vote.

4. Boards and Commission Reports, Announcements and Project Updates

Commissioner Campbell stated that there was not update from the EDA. Wanberg reported that the Council approval all requests for Divine Mercy and the Former Farmer Seed.

5. Adjournment

A motion was made by Commissioner Albers, seconded by Commissioner Campbell to adjourn at 7:13 p.m. Motion carried on a 6/0 vote.

Minutes recorded viewing video.

By: /s/ Kari Casper