



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, JUNE 5, 2023

6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Planning Commission was called to order by Chair David Campbell at 6:00 pm. Commissioners Chuck Ackman, Eric Delgado, Michael Salt, Samuel Temple, Steve White and Chair David Campbell were in attendance. Also in attendance was Peter Waldock, David Wanberg and Kari Casper.

2. Approval of the Minutes

A. Meeting Minutes of April 3, 2023

Motion by Michael Salt, seconded by Sam Temple to Approve. Motion Passed.

3. Public Hearings

A. Application for a variance from wetlands setback / buffer area requirements to allow for an industrial building expansion located at 1 Sage Way.

Peter Waldock began with his presentation. Following his presentation, the Chair brought the matter back to the board for discussion at approximately 6:10 p.m. After some discussion Chuck Ackman was asking about for the runoff. Waldock the parking is on the other side. Ackman asked who has authority on this? What if SWCD doesn't approve this? Waldock said that the City is stricter on these provisions. Chair then opened up the public hearing at 6:12 and Troy Zabinski, with MDC Development and Met-Con the Contractor came forward explaining that the project has been deemed as having *de minimus* impact and if it wasn't they would have to mitigate it. White then asked about if there was any vegetation on the buffer. Zabinski said yes. Chair closed the public hearing at 6:13.

Motion by Steven White, seconded by Eric Delgado to approve the variance as presented.

In further discussion Chuck Ackman stated that he was hung up that there wasn't some sort of rule on mitigating the wetland. He stated that he was surprised that everyone was okay with making the wetland 2,000 sf smaller.

Motion Passed on a 5/1 with Ackman voting Nay.

B. The City of Faribault is proposing a Zoning Text Amendment to reduce the minimum required lot size to 4,800 square feet per unit and the minimum lot width to 30 feet per unit for attached single family dwellings in the R-3, Medium Density Residential Districts citywide.

After Waldock's presentation. Chair Campbell brought the matter up for discussion to the board. Temple asked how staff determined the measurements. Waldock stated that they felt it was logical that twin homes meet the same lot requirement as duplexes and felt that it

will help affordability. White asked about the parking. Waldock stated that the requirement is one car. Chair Campbell opened and closed the public hearing with no one in the audience at 6:22. He then brought it back for further discussion. Chuck Ackman stated that they discussed this at a previous work session and wanted to state that this is when the city steps in to make the lots more affordable and an effort to encourage ownership.

Ackman really supports this. Chair Campbell stated that we are not doing this for this particular lot but for the whole community. Eric Delgado expressed a concern that how do we ensure that the home that could be taken down won't be used for more expensive housing. Staff stated that with the text amendment before us tonight will be more likely for infill development and not for demolition of housing in good condition.

Steven White then brought a motion to approve, seconded by Sam Temple. The motion passed on a 6/0 vote.

- C. The City of Faribault is seeking to rezone 1008 and 1016 Division Street W, from C-1, Neighborhood Commercial District to R-2, Low Density Residential District to match other properties and land uses on the block.

Chuck Ackman stated that this clears up an anomaly on the zoning map. With that said Chuck Ackman made a motion to approve the rezoning as presented, seconded by Steven White. The motion carried on a 6/0 vote.

- D. The City of Faribault is proposing to reclassify the zoning district designation at the Rice County Fairgrounds from O, Agriculture / Open Space to P-I, Public Institutional District, to better fit the existing uses of the property. The Rice County Fairgrounds are located at 1900 Fairgrounds Dr.

After some discussion and with no one in the audience, the Chair opened the matter at 6:40 and closed it as well. A motion was made by Sam Temple, seconded by Michael Salt to approve the reclassifying the zoning district designation for the Rice County Fairgrounds as presented. The motion passed on a 6/0 vote. Motion Passed.

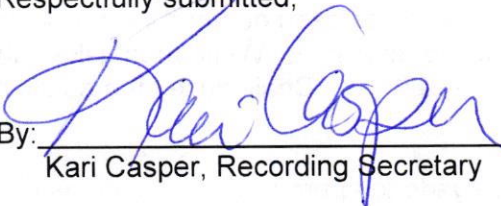
4. Board and Commission Reports, Announcements and Updates

Chair Campbell gave an update on the EDA. He said that they discussed how they could try to get the funds replenished. He stated that the Downtown Group is buttoning up the repairs to the roofs. No other updates were offered.

5. Adjournment

Motion by Sam Temple seconded by Michael Salt to adjourn at 6:43 p.m.. Motion Passed.

Respectfully submitted,

By: 
Kari Casper, Recording Secretary