

PLANNING COMMISSION MINUTES

BUCKHAM WEST
19 DIVISION ST W.

MONDAY, MARCH 18, 2024

6:00 PM

Meeting Items

1. Call to Order

Chair Temple called the regular meeting of the Planning Commission to order at 6:01 p.m. Commissioners in attendance were Chuck Ackman, Michael Salt, Steve White and Chair Sam Temple. Also in attendance were Peter Waldock, Planning Coordinator, Harry Davis, City Planner, Mark DuChene, City Engineer, Brad Phenow, Communications Coordinator, Kari Casper, Administrative Assistant II.

2. Approval of the Minutes

Motion by Chuck Ackman, seconded by Michael Salt to approve the meeting minutes as presented. The motion passed unanimously.

3. Public Hearings

A. Applications by Corey Newby for a Comprehensive Plan Amendment to Re-guide Property for Commercial Use and Rezone to C-2, Highway Commercial District at 15 3rd Avenue SW

Harry Davis began his presentation on the matter. Following his presentation, Commissioner Salt asked what the permitted uses would be in the staff's proposed C-1 recommendation. Mr. Davis responded that the uses were listed in the packet such as a small coffee shop. With no further discussion from the commissioners, Chair Temple opened the matter up for a public hearing at 6:10 p.m. The applicant, Corey Newby, began explaining his position on the matter in that he would appreciate the commission recommending his request for a C2 which gives him a broader range to open up for additional retail in the future. Joanna Zachman, 416 5th St NW, Faribault came forward to explain that this business would be great for the community. Chair Temple then closed the public hearing at 6:30 p.m. and brought it back to the commission for further discussion. Commissioner Ackman stated that he would be more comfortable with the C1 recommendation than the C2. Steve White made a motion to change the comprehensive plan to commercial, seconded by Chuck Ackman. Roll call was requested:

Ackman -- Aye

Salt -- Opposed

White -- Aye

Chair Temple -- Aye

Motion passed on a 3/1 vote with Salt voting in the opposition. Steve White then moved to deny the request for C2 and strongly recommend C1 and encourage the applicant to work with city staff before it goes to city council to straighten it out, seconded by Chuck Ackman. Motion passed unanimously.

B. Applications Related to an Expansion of the C&S Vending Company Building at 1919 2nd Street NW as Follows:

i. Applications for Comprehensive Plan Amendment to Re-guide Property to Commercial/Industrial Mixed Use and Rezone to I-1, Light Industrial District

Motion by Chuck Ackman, seconded by Michael Salt to recommend approval of the findings in support of the proposed comprehensive plan amendment as provided in the draft resolution and recommend that the City Council approve this request as presented. Chuck Ackman mentioned the typo on page 73 which references R-4. The motion passed unanimously.

Steve White moved to recommend approval to the City Council, based on the findings in support of the proposed rezoning application as provided in the draft ordinance as presented, seconded by Chuck Ackman. The motion passed unanimously.

ii. Applications to Vacate a Portion of a Public Drainage and Utility Easement and Approve the Preliminary and Final Plats of RSA Properties LLC Subdivision No. 2

Chair Temple opened up for public comment at 6:52 and with no one coming forward, closed the public hearing at 6:53 opening the matter up for further discussion with the commissioners. With no further discussion, Chair Temple would entertain a motion

Chuck Ackman moved to recommend approval of the vacation of the easement to remove part of a drainage and utility easement impeding a proposed building expansion, seconded by Steve White. The motion passed unanimously.

Steve White moved to recommend approval of the Preliminary and Final Plat proposed adjusting all the property owned by the development team into one lot, seconded by Michael Salt. This motion passed unanimously.

iii. Application for a Variance - RSA/C&S Vending/Sun Companies Property Management

Harry Davis demonstrated the application of this variance. With the expansion, the building would require a 50ft building setback from residential. The variance request is for a 35-foot variance. Chair Temple opened up the public hearing at 7:07 p.m. and Rick Amundson came forward. He wanted to explain that this expansion is not a separate building but an expansion to make the space bigger to work more efficiently. He explained the layout and how to make the expansion more efficient. Michael Salt asked if he spoke with the owner of the house and see if he would sell some to him. Amundson said that they have not as of recently. He mentioned an agreement to sell more of the backyard but is not sure if it is effective. Chair Temple closed the public hearing at 7:11 p.m. Chuck Ackman stated he would like to try to find a way to grant this variance, but it's just not there. He didn't think he could vote in favor of it. The council has more leeway on these issues. Steve White would like to table it for one month. Michael Salt agreed. Chair Temple requested clarification from staff if they had any conversations with the homeowner. Harry Davis stated that they sent out the notification but no conversations.

Steve White made a motion to table to allow the applicant to have further conversations with the adjacent property owner for not more than one month and then bring the matter back at the next Planning Commission meeting, seconded by Michael Salt. This motion passed unanimously.

C. Application by the City of Faribault to Rezone Properties Along the North Side of 14th Street NW from 3rd Avenue NW, West to Lake Faribault, from I-2, Heavy Industrial District to R-2, Low-Density Residential District.

Peter Waldock began his presentation by stating that the City is rezoning these properties along the north side of 14th Street NW from 3rd Avenue NW, west to the Lake from I2 Heavy Industrial to R2 Low-Density Residential.

Chuck Ackman moved to recommend approval of the findings in support of the proposed rezoning request and recommend City Council approve the proposed rezoning to R-2, Low Density Residential as guided by the Comprehensive Land Use Plan for the area, seconded by Michael Salt. The motion passed unanimously.

4. Requests to be Heard

None.

5. Items for Discussion

None.

6. Routine Business

Harry Davis stated that he would like to bring the EV Ordinance and the downtown apartments to the next planning commission meeting.

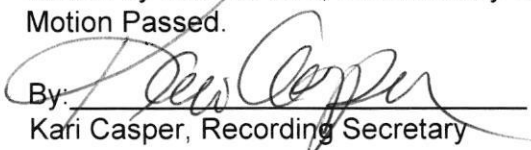
7. Board & Commissions Updates & Reports

A. Boards & Commission Updates & Reports

At this point, Chair Temple announced that he is stepping down from the Planning Commission and this is his last meeting.

8. Adjournment

Motion by Michael Salt, seconded by Chuck Ackman to adjourn the meeting at 7:40 p.m.
Motion Passed.

By: 

Kari Casper, Recording Secretary