



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, JULY 21, 2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
 - A. Rice County/128 3rd St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat
 - 1 Resolution 2025-XXX Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 4th St NW and 2nd Ave NW
 - 2 Ordinance 2025-XX Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD
 - 3 Resolution 2025-XXX Approve the Preliminary and Final Plats for Henry M Rice Square
 - B. Resolution 2025-XXX Approve an Interim Use Permit to Allow Storage Containers at 1512 30th Street NW
4. Requests to be Heard
5. Items for Discussion
 - A. EAW for Archer Datacenter
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a accessibility@faribault.org.

Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga accessibility@faribault.org.



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, JULY 7, 2025

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

The Planning Commission's regular meeting was called to order by Chair Chuck Ackman at 6:00 p.m. Commissioners Samantha Green, Ed Migilio, Michael Salt, and Chair Chuck Ackman were in attendance. Harry Davis, City Planning Manager, and Leslie McGillivray-Rivas, Planner I, were also in attendance.

2. Approval of the Minutes

Motion by Michael Salt, seconded by Samantha Green, to Approve. The motion passed unanimously.

3. Public Hearings

A. Ordinance 2025-8 Vacate a Portion of Drainage and Utility Easement at 190 20th St NW

Following Mr. Davis' presentation, Chair Ackman brought the matter back before the board. Chair Ackman then opened and closed the public hearing at 6:03 p.m. There were no members of the public present. The matter was then brought back for further discussion, and Tina Wilson brought the motion, seconded by Barton Jackson, to recommend approval of Ordinance 2025-8 Vacate a Portion of Drainage and Utility Easement at 190 20th St NW as presented. The motion passed unanimously.

4. Requests to be Heard

None.

5. Items for Discussion

A. EAW for Archer Datacenter

In the past, the EAWs have gone to the Planning Commission for recommendations to the City Council. There is a draft EAW for people to comment on. The developer has decided to break up the 500,000 sq ft datacenter into smaller buildings spread throughout the 80 acres. They are going to take more time to update the EAW to address the comments. The recommendation is to table this matter. Motion by Samantha Green, seconded by Michael Salt, to recommend tabling for review of the EAW for Archer Data Center. The motion passed unanimously.

6. Routine Business - NONE

7. Board & Commissions Updates & Reports - NONE

8. Adjournment

Motion by Barton Jackson, seconded by Samantha Green, to Adjourn at 6:10 p.m.
Motion Passed.

BY:_____



Staff Report to the Planning Commission

TO: Planning Commission
FROM: Harry Davis, City Planning Manager
Mark DuChene, Director of Engineering
MEETING DATE: July 21, 2025
SUBJECT: Rice County/Henry M Rice Square – COMP, ZMA, PPL;
FPL

Request:	The applicant requests a comprehensive plan amendment, zoning map amendment, preliminary plat, and final plat.
Recommendation:	The City Planning Manager recommends the Planning Commission forward the requests to City Council and recommend approval.
Recommended Motion:	Motion to forward the requests to City Council and recommend approval, with conditions.

Request:

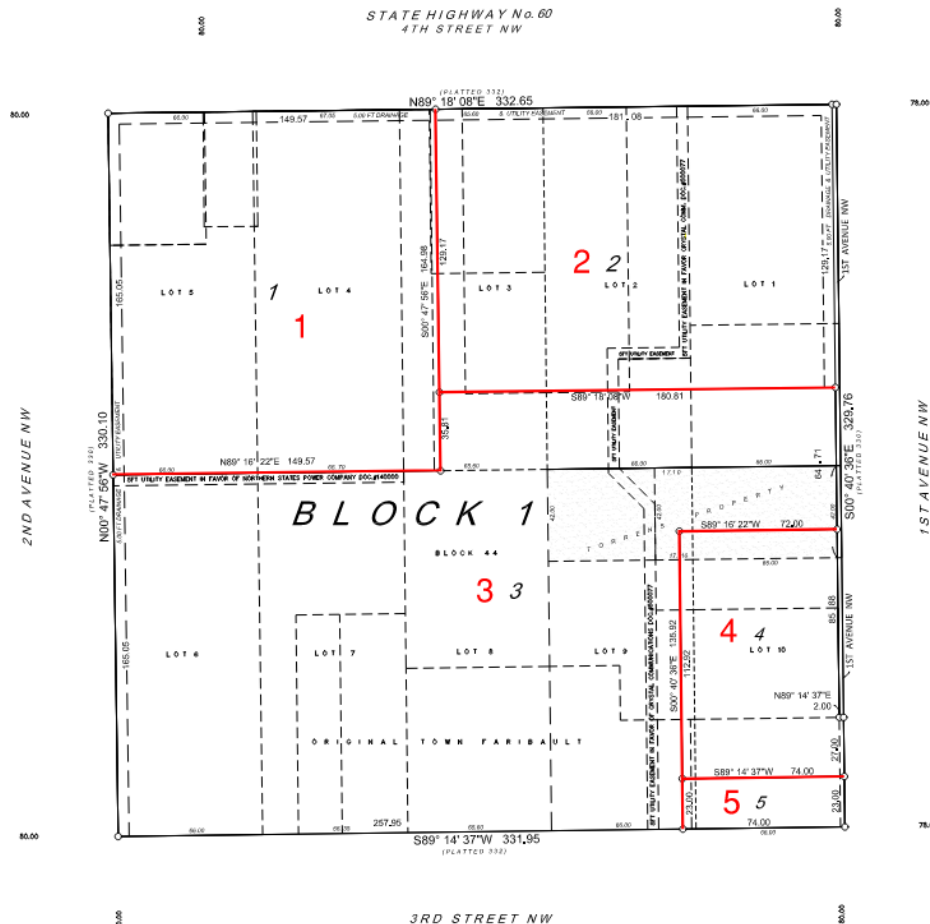
Sarah Folsted (Applicant) on Rice County (Property Owner) requests a comprehensive plan amendment, zoning map amendment, preliminary plat, and final plat approval for the entire city block between 4th St NE, 2nd Ave NW, 3rd St NW, and 1st Ave NW. The subject property is zoned primarily P-I, Public Institutional with some CBD, Central Business District. The property contains approximately 109,600 square feet (2.51 acres) of land partially occupied by the Rice County Law Enforcement Center, Rice County Friendship House, and the Rice Soil and Water Conservation District.



Location at 4th St NW and 2nd Ave NW

Background and Project Description:

The proposed comprehensive plan amendment, rezoning, and plats seek to facilitate development on the northern half of the property by reconfiguring property lines for the entire block from 12 lots into five lots and rezoning part of the property to CBD from P-I. The redevelopment of the northern half is intended to include a new office building and a parking lot on Lot 1 and 2, respectively. The existing buildings on the southern half will remain in Lots 3, 4, and 5.



Final Plat

The site is located in the NE ¼ of Section 31 Township 110N, Range 20W and contains all of Block 44, ORIGINAL TOWN FARIBAULT.

The proposed development will be completed by:

Owner: Rice County
Surveyor: Rice County

The areas within the plat include:

Lot 1, Block 1	0.57 acres	(24,681 sf)
Lot 2, Block 1	0.54 acres	(23,373 sf)
Lot 3, Block 1	1.17 acres	(51,138 sf)
Lot 4, Block 1	0.19 acres	(8,183 sf)
Lot 5, Block 1	0.04 acres	(1,702 sf)
ROW	0.00 acres	(0 sf)
Total	2.51 acres	(109,077sf)

At the time of final plat, the Developer agrees to provide sufficient permanent property monumentation per the development agreement and shall submit to the City written verification by a registered land surveyor licensed in the State of Minnesota. Developer shall submit a digital copy of the final plat in an AutoCAD format to the City Engineer.

Discussion:

The following provides an overview of the key planning and zoning-related items associated with:

Comprehensive Plan Amendment Summary

The request to change the designated land use of part of the subject property from institutional to downtown is consistent with the comprehensive plan. The change is in the best interest of the public and will have little negative impact on adjoining properties. Additional information may be found in the associated resolution.

Zoning Map Amendment Summary

The request to change part of the subject property from P-I to CBD meet the criteria of a zoning map amendment. The CBD zoning is found elsewhere in the same block and subject property in addition to across the street. CBD will be compatible in terms of land uses with surrounding properties in terms of land use and zoning. Additional findings may be found in the associated ordinance.

Preliminary and Final Plat

Summary. The preliminary and final plats generally meet the criteria for approval. Details may be found in the resolution. City staff does not recommend parkland dedication as the plat consolidates lots and there is no anticipated increase in activity beyond the buildings that were previously located on the property prior to demolition. Approval is conditioned on the follow items being addressed:

Existing Easements

- All existing easments noted on the title commitment shall be shown and addressed per the City Attorney's title opinion letter.

Proposed Easements

- The proposed plat shows perimeter drainage and utility easements as required by City code. Five (5) foot public drainage and utility easements shall be designated along the plat boundary and public rights-of-way except for Lot 5 where the existing buildings encroach. Interior public drainage and utility easements shall be as shown on the submitted final plat. Final easement location and sizes shall be subject to review and approval of the City Engineer.
- On the final plat:
 - i. Stronger indication of ROW to be dedicated on plat.
 - ii. Name and address of owner and surveyor.
 - iii. Date of plat creation and amendments.
 - iv. Statement for dedication per ordinance.
 - v. 'Jessica L. Kinser' for City Administrator and 'Thomas J. Spooner' for Mayor
 - vi. Notarized certification of surveyor.
 - vii. Signatures from all owners and persons of interest in the property, including mortgage holders.
- All taxes and special assessments paid.
- Cross-access easement should be in place for parking lot on Lot 2 having access through Lot 3 to 2nd Ave and 1st Ave.
- Sign and record a Development Agreement alongside the plat.

Other elements of the preliminary and final plat are as follows:

1. *Design Standards.* The proposed plat complies with most of the required design standards. The plat should include a stronger recognition of land to be dedicated as ROW and easements along lot perimeters, subject to determination by the City Engineer.
2. *Park Dedication.* City staff does not recommend parkland dedication as the plat consolidates existing, platted lots and there is no anticipated increase in activity beyond the buildings that were previously located on the property prior to demolition.
3. *Required Basic Improvements.* The proposed plat complies with design standards for basic improvements. Any proposed site improvements shall comply with existing regulations, codes and ordinances.
4. *Street Layout.*

4th Street NW (TH 60)

The site is south of and adjacent to 4th Street NW/TH 60 a minor arterial roadway under the jurisdiction of the Minnesota Department of Transportation (MnDOT). 4th Street SW is a 56-foot wide, three-lane, urban roadway and is within a 80-foot right-of-way with a sidewalk and on street parallel parking both sides. One (1) driveway access to 4th Street SW is proposed and is subject to the review and approval of MnDOT. No other public improvements are proposed.

2nd Avenue NW

The site is east of and adjacent to 2nd Avenue NW a minor collector. 2nd Avenue NW is constructed as a 48-foot wide, two-lane urban roadway with concrete sidewalks on both sides and parallel parking on the south side and angular parking on the north side. There is an existing alleyway egress/ingress. No other public improvements are proposed.

3rd Street NW

The site is north of and adjacent to 3rd Street NW a local road. 3rd Street NW is constructed as a 44-foot wide, two-lane urban roadway with concrete sidewalks on both sides and limited parallel parking on both sides. One driveway access to 2nd Avenue NW is proposed. No other public improvements are proposed.

1st Avenue NW

The site is west of and adjacent to 1st Avenue NW a local road. 1st Avenue NW is constructed as a 54-foot wide, two-lane urban roadway with concrete sidewalks on both sides and parallel parking on the west side and angular parking on the east side. No driveway access to 1st Avenue NW is proposed. No other public improvements are proposed.

5. *Grading, Drainage, and Erosion Control.*

The development is located within the Straight River (M-048-026) district as identified in the City's 2022 Surface Water Management Plan. Stormwater runoff generated within the site is proposed to be routed through a new on-site storm sewer and then routed to the existing storm sewer in 4th Street NW which flows through a city owned regional underground treatment facility that was previously constructed and designed to treat runoff from the plat area. Runoff is ultimately discharged to the Straight River to the east.

Proposed storm sewer improvements must be designed to accommodate the runoff from a 10-year storm, 24-hour SCS Type II precipitation event as defined by the National Oceanic and Atmospheric Administration Atlas 14 precipitation frequency estimate for the Faribault Station. Drainage calculations for the proposed storm sewer system shall be submitted to the City Engineer for review and approval with the final construction plans. Storm sewer systems must be designed to limit the post construction rate of runoff from the 2, 10 & 100 yr. 24-hour storm events to less than or equal to existing conditions. Final storm sewer locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans. No increase to the cumulative plat area site impervious is allowed without confirmation that the existing stormwater treatment facilities are adequate.

A City grading permit and a National Pollution Discharge Elimination System Construction Stormwater General Permit for construction activity is required by the Minnesota Pollution Control Agency (MPCA) for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA. A stormwater pollution prevention plan (SWPPP) must be submitted meeting the requirements of the City's municipal separate storm sewer system permit and associated ordinances and the erosion and sediment

control requirement as set forth in the MPCA construction stormwater general permit. A full copy of the SWPPP must be submitted to the City Engineer with the final construction plans for review and approval.

A final post construction as-built grading plan must be submitted meeting the requirements of Article VII, Section 28-230 of the City of Faribault Code of Ordinances.

6. *Utilities and Easements.*

The existing site will be served by City water and sewer from services extended into the site from existing mains located in 4h Street NW. Existing utilities have sufficient capacity to serve the proposed development. Any unused utility services extended into the plat area must be abandoned in place as directed by the City Engineer. Cost to abandon said facilities are sole responsibility of the Developer unless approved otherwise by the City.

7. *Phasing and Development Schedule.* Presuming the City Council approves the preliminary and final plat, the Applicant and City will enter into a Development Agreement that will address the details, responsibilities, and costs associated with the proposed subdivision. City staff anticipates development to take place in 2026.

Public Comment

This project was noticed in the newspaper on July 10th, 2025 and neighborhood notices were sent to all properties within 350 feet. Staff has not received any input from the public as of publishing this report.

Development Review Committee Recommendation

The Development Review Committee (DRC) reviewed the submittals on June 17th and July 1st. The DRC recommended in favor of this project and forwarded it to Planning Commission with conditions of approval.

Recommendation:

The City Planning Manager recommends the Planning Commission forward the requests to City Council and recommend approval.



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: July 21, 2025
SUBJECT: Resolution 2025-XXX Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 4th St NW and 2nd Ave NW

Background:

See main agenda item.

Recommendation:

Forward the attached resolution to Council recommending approval.

Attachments:

1. Resolution 2025-XXX Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 4th St NW and 2nd Ave NW

CITY OF FARIBAULT

RESOLUTION #2025-XXX

APPROVE A COMPREHENSIVE PLAN AMENDMENT TO GUIDE CERTAIN PROPERTY AT THE 4TH ST NW AND 2ND AVE NW FOR DOWNTOWN

WHEREAS, Sara Folsted (Applicant) on behalf of Rice County (Owner) request approval of a Comprehensive Plan Amendment to change the guided land use from "Institutional" to "Downtown" for property at the SE corner of 4th St NW and 2nd Ave NW, described and graphically depicted in Exhibit A; and

WHEREAS, the City's Journey to 2040 Comprehensive Plan currently guides the Property for "Institutional," which envisions a governmental or other institutional use for the property based on Rice County's ownership; and

WHEREAS, the Applicant intends to sell part of the property for use and development that is consistent with nearby downtown properties; and

WHEREAS, City Staff prepared and presented a report to the Planning Commission and recommended approval of the Applicant's Comprehensive Plan Amendment request to guide the Property for "Downtown;" and

WHEREAS, after proper public notice, the Planning Commission held a public hearing on July 21, 2025, to consider the Applicant's request; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the Applicant's Comprehensive Plan Amendment request to guide the Property for "Commercial/Residential Mixed Use" based on the following findings:

- 1. The Comprehensive Plan Amendment review and approval process provided adequate opportunity for public review and comment. The City published a public hearing notice in the local newspaper and mailed public hearing notices to all property owners within 350 feet of the Property.*
- 2. Approval of the requested Comprehensive Plan Amendment is in the best interest of the community's health, safety, and welfare*

based on the project's prominent location along Highway 60, it's proximity and adjacency to downtown, and the establishment of mixed-use blocks, which are supported and encouraged to be downtown.

3. *The existing infrastructure supporting the Property, including sanitary sewer, stormwater, water, and roads, is suitable for the proposed "Downtown" designation; and*

WHEREAS, the City Council held a public meeting on August 12, 2025, to consider the Applicant's Comprehensive Plan Amendment request; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission, the City Council concurs with the written findings of the Planning Commission and hereby makes identical findings.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

Section 1: Incorporation of recitals and exhibits. The applicable recitals and exhibits in this Resolution constitute the written findings of the City Council.

Section 2: Approval of the requested Comprehensive Plan Amendment. The City Council hereby amends the Journey to 2040 Comprehensive Plan to change the guided land use from "Institutional" to "Downtown" for the Property described and depicted in Exhibit A of this Resolution.

Section 3: Publication of the Comprehensive Plan Amendment. The City's Community and Economic Development Department must update the City's official Land Use Plan and the digital form of the Land Use Plan on file in the Department to reflect the Comprehensive Plan Amendment. However, the City need not republish the Comprehensive Plan.

Section 4: Authorization to take additional steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this Resolution.

Section 5: Effective date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: August 12, 2025

Faribault City Council

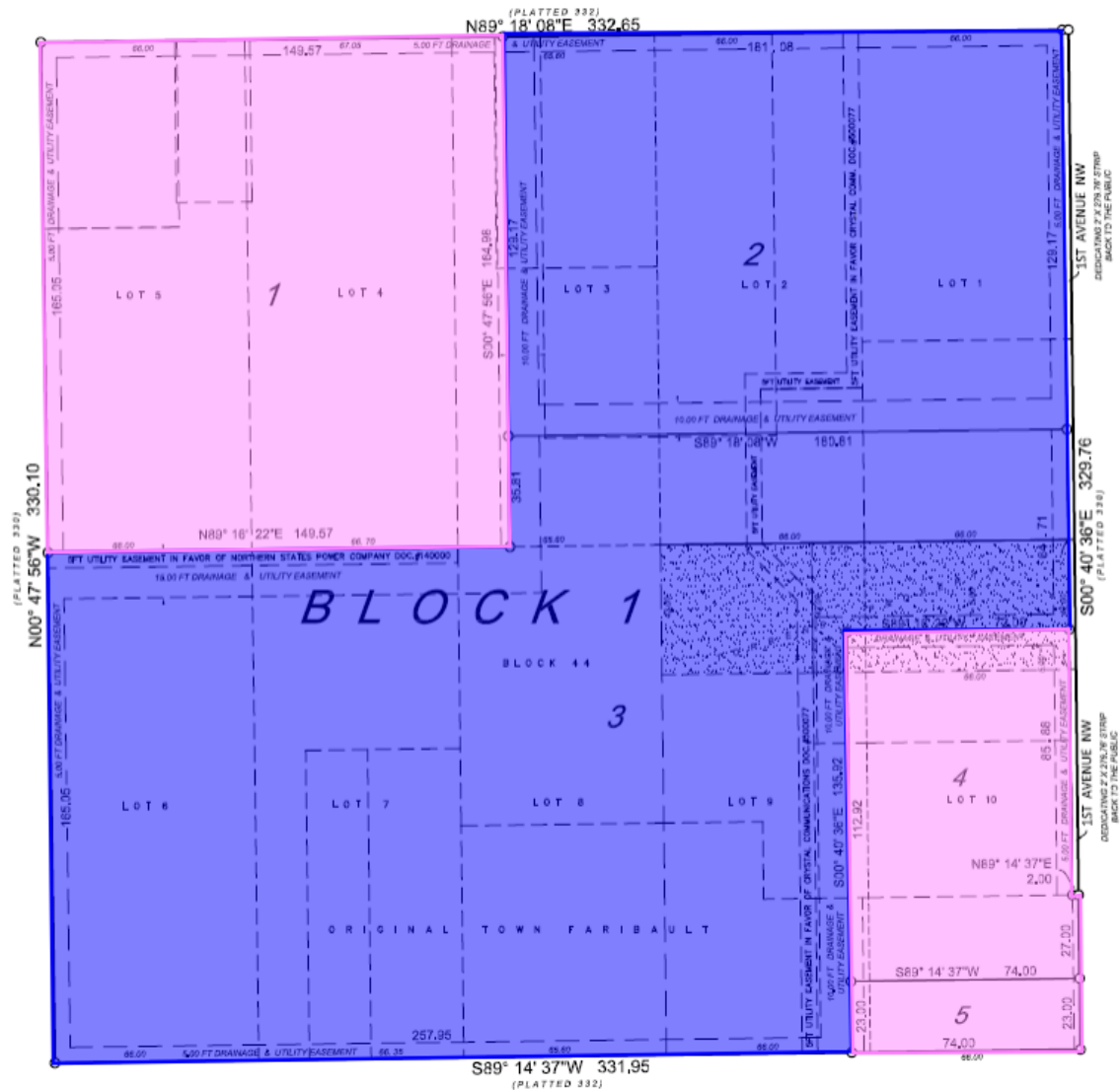
Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A

Depiction of the Proposed Amendment to the Land Use Plan





REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: July 21, 2025
SUBJECT: Ordinance 2025-XX Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD

Background:

See main agenda item.

Recommendation:

Forward the attached ordinance to Council recommending approval.

Attachments:

1. Ordinance 2025-XX Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD

**CITY OF FARIBAULT
ORDINANCE No. 2025-4**

**APPROVE REZONING CERTAIN PROPERTIES AT THE CORNER OF 4TH ST NW
AND 2ND AVE NW TO CBD, CENTRAL BUSINESS DISTRICT**

WHEREAS, Sara Folsted (Applicant) on behalf of Rice County (Owner) request that the City Council rezone property in the SE corner of 4th St NW and 2nd Ave NW; and

WHEREAS, the properties described in the above recitals and graphically depicted in Exhibit A are hereinafter referred to as the subject property; and

WHEREAS, the City Council approved Resolution 2025-XXX on August 12, 2025, which amended the City's comprehensive plan to guide the subject property for downtown; and

WHEREAS, City Staff reviewed the Applicant's rezoning request, prepared a report to the Planning Commission, and made a recommendation to approve the Applicant's rezoning request; and

WHEREAS, the Planning Commission, on July 21, 2025, following proper notice, held a public hearing regarding the said request; and

WHEREAS, the Planning Commission finds that it is appropriate to rezone the subject property as requested by the Applicant based on the following written findings of the Planning Commission as required by Section 2-180 of the City's Unified Development Ordinance:

1. Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.

Finding: Per Resolution 2025-XXX, the Land Use Plan guides the subject properties for downtown, which is consistent with the

proposed zoning used on downtown properties known as CBD, Central Business District.

2. Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.

Finding: It is in the public's best interest to ensure reasonable and logical use of the property. The property is currently zoned institutional and not intended to remain owned by a government or institutional organization. Allowing the subject area to be a downtown commercial zoning district will allow for business investment in the downtown area. Commercial uses will contribute to city amenities and tax base. Rezoning the property to a commercial zone will facilitate the investment needed to make appropriate use of the property.

3. Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The existing property is zoned P-I for an institutional use, which the current owner will not utilize. Rezoning the property to CBD makes sense as the surrounding properties include existing institutional, commercial, and office uses. The rezoning area borders a major route (Highway 60) through the city. The mix of uses nearby and the opportunity to provide more spaces for new businesses in the downtown area make the rezoning compatible with the neighborhood and context.

4. Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The existing underused parcels included in this rezoning proposal are not the highest and best use of the land. The future use for this property in the downtown area is better served by commercial development.

5. Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The current property owner bought all the land on the same block, removed some of the existing buildings, and is reconfiguring space for commercial development and existing Rice County uses on the southern part of the block. Retaining the Rice County uses and adding commercial land will strengthen this area of downtown and reconnect it with nearby properties. Therefore, rezoning the subject properties to C-2, Highway Commercial is appropriate.

WHEREAS, the City Council held a public meeting on August 12, 2025, to consider approval of the first reading of Ordinance 2025-XX; and

WHEREAS, the City Council also held a public meeting on August 26, 2025 to consider approval of the second reading of Ordinance 2025-XX; and

WHEREAS, based on the City Staff's report, the results of the public hearing, and the written findings of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission and makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this ordinance constitute the written findings of the City Council.

Section 2: Rezoning Approval. The City Council hereby rezones the subject property described and graphically depicted in Exhibit A to CBD, Central Business District. The effective date of the rezoning shall be as outlined in Section 5 of this resolution.

Section 3: Official Zoning Map. The City does not need to republish the City's official zoning map to show the rezoning. However, the City Planner shall show the rezoning on the official zoning map on file with the City.

Section 4: Authorization to Take Additional Steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this ordinance. Such additional steps may include an adjustment to the C-2, Highway Commercial zoning district boundary on the property based on a future final plat of the property.

Section 5: Effective Date. This ordinance is effective immediately upon its passage and publication per the City Charter.

Public Hearing:	July 21, 2025
First Reading:	August 12, 2025
Second Reading:	August 26, 2025
Publication Date:	September 2, 2025

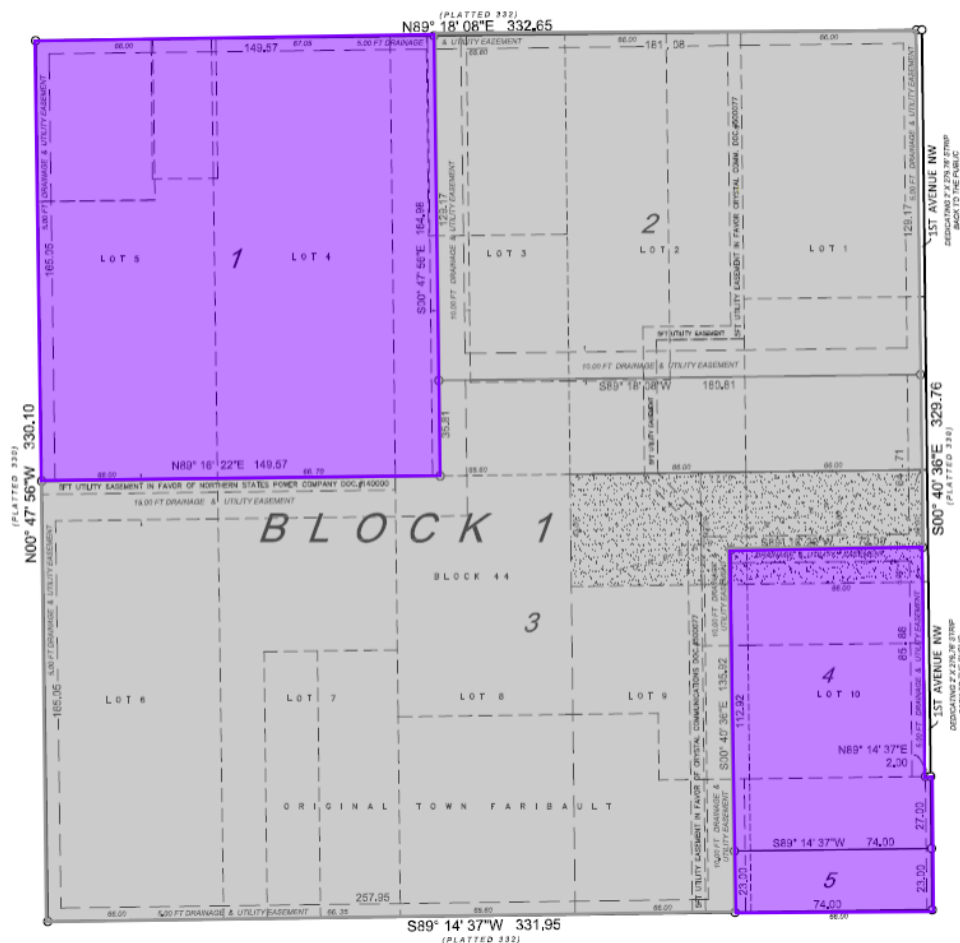
Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A:
Depiction of Subject Property to be Rezoned
To CBD, Central Business District



Area Overlaid with Purple = Rezoned from P-I to CBD
Area Overlaid with Grey = Remain P-I



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: July 21, 2025
SUBJECT: Resolution 2025-XXX Approve the Preliminary and Final Plats for Henry M Rice Square

Background:

See main agenda item.

Recommendation:

Forward the attached resolution to Council recommending approval.

Attachments:

1. Resolution 2025-XXX Approve the Preliminary and Final Plats for Henry M Rice Square

CITY OF FARIBAULT

RESOLUTION #2025-XXX

APPROVE THE PRELIMINARY AND FINAL PLATS FOR HENRY M RICE SQUARE

WHEREAS, Sara Folsted (Applicant) on behalf of Rice County (Owner) request preliminary and final plat approval to combine relocate lot lines for all property within the boundaries of 4th St NW, 3rd St NW, 2nd Ave NW, and 1st Ave NW, legally described in Exhibit A (Property); and

WHEREAS, City Staff reviewed the Applicant's applications and made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

WHEREAS, the Planning Commission, on July 21, 2025, following proper notice, held a public hearing regarding the applications, and following said public hearing, made written findings and recommended approval of the applications; and

WHEREAS, the City Council, on August 12, 2025, at a public meeting, considered the applications; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Henry M Rice Square, as depicted in Exhibit B and subject to conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to acceptable rule exceptions.**

Finding: The proposed preliminary plat is substantially consistent with UDO requirements within the P-I, CBD, and subdivision platting requirements.

2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.

Finding: The City's Land Use Plan, following Resolution 2025-XXX, guides the subject property for downtown. The proposed commercial use is consistent with this plan.

3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.

Finding: The preliminary plat provides for reasonable use of land intended for commercial development on the north side while retaining land for Rice County on the south side. Their approach is based on sound planning and engineering principles. The project utilizes existing infrastructure and street frontages to accommodate a new commercial use.

4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

Finding: The preliminary plat lot is consistent with the provisions of the City's Unified Development Ordinance. Access onto public roads surrounding the subject property will be addressed during site plan review.

5. Criteria: All submission requirements have been satisfied.

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the City Council further finds that approval of the final plat of Henry M Rice Square as depicted on Exhibit C, subject to certain conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. Criteria: The final plat substantially conforms to the approved preliminary plat.

Finding: The Owner concurrently applied for the final plat approval with the preliminary plat. The final plat conforms to the preliminary plat as required.

2. Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved rule exceptions.

Finding: The final plat conforms to all applicable requirements or exceptions of the City's Unified Development Ordinance.

3. All submission requirements have been satisfied.

Finding: The proposed final plat adequately addresses the submission requirements outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT AS FOLLOWS:

Section 1. Preliminary and Final Plat Approval. The City Council approves the preliminary and final plat for Mighty Fine Coffee Addition included in Exhibit B and Exhibit C, respectively, subject to the following conditions:

1. The Applicant/Property Owner must make the following changes regarding the final plat:
 - a. Perimeter easements as required by City Engineer.
 - b. Stronger indication of ROW to be dedicated on plat.
 - c. Name and address of owner and surveyor.
 - d. Date of plat creation and amendments.
 - e. Statement for dedication per ordinance.
 - f. 'Jessica L. Kinser' for City Administrator and 'Thomas J. Spooner' for Mayor
 - g. Notarized certification of surveyor.
 - h. Signatures from all owners and persons of interest in the property, including mortgage holders.
2. Perimeter drainage and utility easements proposed on the plat may overlap with the existing building on the subject property. If accurate, the applicant must enter into an encroachment agreement with the city to allow the existing building to stay

- within the dedicated easements.
3. The Owner and City must enter into a Development Agreement that specifies the provisions of the development related to the plat.
 4. Under Sec 15-338(A), the applicant will not be required to dedicate parkland or pay fees in lieu of parkland dedication, as the amount of platted land is not expanding and the size of the previous buildings demolished is comparable to the potential development proposed.
 5. Before recording the plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and taxes.
 6. The plat must be recorded with the Rice County Recorder within 12 months following City Council approval or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the plat.
 7. The Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03, the Faribault City Code and the required Development Agreement for this matter and abide by all conditions resulting from such title work and the resulting attorney plat opinion, as well as city staff review of the title work.

Section 2. Findings. The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the City Council.

Section 3. Authorization to take Additional Steps. The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

Section 4. Authorization to Execute Documents. The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

Section 5. Effective Date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A Legal Description

The North 100 feet of Lot 1 In Block 44 In the Original Town now City of Faribault, Rice County, Minnesota
(Abstract Property)

AND

The northerly 115 feet of the easterly 28 feet of Lot 2, Block 44, Original Town and the North 130 feet of the East 37 feet of Lot 3, and the North 115 feet of the West 38 feet of Lot 2 and also the North 15 feet of the West 1/2 of the South 50 feet of Lot 2, subject to the East 5 feet of the West 38 feet of the North 115 feet of Lot 2, together with the West 5 feet of the east 28 feet of the North 115 feet of Lot 2 for alley purposes, all In Block 44 of the Original Town, City of Faribault, Rice County, Minnesota
(Abstract Property)

AND

The East 52 Feet of the North 75 Feet of Lot 3; And also the West 14 feet of Lot 3; And also All of Lot 4, Except the West 1.65 Feet of the North 52.46 Feet thereof; All In Block 44, In the Original Town, now City of Faribault, Rice County, Minnesota.
(Abstract Property)

AND

All that Part of Lots 4 and 5, in Block 44, in the Original Town, now City of Faribault, Rice County, Minnesota, described as follows to-wit: Beginning at a point in the North line of said Lot 5, 43.15 feet Easterly from the Northwest Corner of said Lot 5; Thence continuing easterly along said North line of Lot 5, and the North line of said Lot 4, a distance of 24.50 feet; thence deflect to the right 90° 09' 30", 52.46 feet to a point in a line which is the Easterly prolongation of the center of a tile wall, 0.70 feet thick; thence deflect to the right 90° 10' 00", 24.50 feet to the East line of the wall of the two story brick building located on the West 44 feet of said Lot 5; thence deflect to the right 89° 50' 00", 52.36 feet, along said East line of wall of the two story brick building to the point of beginning; subject to and together with the easements, wall rights, restrictions as set forth in Warranty Deed bearing date June 7, 1963, and filed for record in the office of the county recorder on June 20, 1963 at 2 P.M. and Recorded in Book 217 of Deeds on Pages 65-66.
(Abstract Property)

AND

The North 60.3 feet of the West 44 feet of Lot 5, Block 44, In the Original Town (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

AND

Lot Five (5), In Block Forty-four (44) In the original Town (now City) of Faribault, Rice County, Minnesota, EXCEPTING THEREFROM the two (2) following described tracts of land, to-wit:

TRACT NO. 1: The North 60.3 feet of the West 44 feet of said Lot Five (5).

TRACT NO. 2: Beginning at a point in the north line of said Lot Five (5), 43.15 feet easterly from the Northwest (NW) corner of said Lot Five (5); thence continuing easterly along said north line of Lot Five (5) and the north line of said Lot Four (4) a distance of 24.50 feet; thence deflect to the right 90° 09' 30", 52.46 feet to a point in a line which is the easterly prolongation of the center of a tile wall 0.70 feet thick; thence deflect to the right 90° 10' 00", 24.50 feet to the east line of the wall of the 2 story brick building located on the West 44 feet of said Lot Five (5); thence deflect to the right 89° 50' 00", 52.36 feet, along said east line of wall of the 2 story brick building to the point of beginning.
(Abstract Property)

(Continued)

AND

Lots 6 and 7 in Block 44 in the town of Faribault in said County according to the recorded plat thereof, excepting that part of said Lot 7, described as follows viz: Commencing at the Southeast corner of said Lot 7 running thence West on the South line of said Lot 30 feet running thence North 100 feet running thence east 30 feet to the East line of said Lot running thence South on the East line aforesaid 100 feet to the place of beginning.
(Abstract Property)

AND

All that part of Lot 7 in Block 44 of the original town (now city) of Faribault, Rice County, Minnesota described as follows: Commencing at the Southeast corner of Lot 7, thence running West 50 feet; thence North 100 feet; thence East 50 feet to the East line of said Lot; thence South on said East line 100 feet to the place of beginning.
(Abstract Property)

AND

The South 75 feet of Lot 8 and all that part of Lot 9 described as follows, to wit: Beginning on the South line of said Block 44, a distance of 68 feet West of the Southeast corner thereof; thence North 50 feet; thence West 32 feet; thence North 25 feet; thence West 32 feet to the East line of Lot 8; thence South to the South line of said Block; thence East along the South line of said Block to the place of beginning; all being in Block 44 in the Original Town (now City) of Faribault, Rice County, Minnesota; subject to a Driveway Easement, over, under and across the following described property; Beginning at the Southwest corner of said Lot 8; thence running North along the West line of said Lot 8, 75 feet; thence East parallel with the South line of said Block, 98 feet; thence South parallel with the East line of said Block 16 feet; thence West parallel with the said South line of said Block 69 feet; thence South 45° West 12.7 feet; thence South parallel with the said West line of Lot 8 to the South line of said block; thence West 20 feet to the point of beginning.
(Abstract Property)

AND

All of Lot Eight (8), except the South Seventy-five (75) feet thereof, and the North Twenty-five (25) feet of the South One Hundred (100) feet of the West Thirty-two (32) feet of Lot Nine (9) in Block Forty-four (44) in the original Town (now City) of Faribault, Rice County, Minnesota, together with a driveway easement over, under and across the following described property: Beginning at the South west corner of said Lot Eight (8); thence running North along the West line of said Lot Eight (8), Seventy-five (75) feet; thence east, parallel with the South line of said Block Forty-four (44), Ninety-eight (98) feet; thence South, parallel with the East line of said Block Forty-four (44), Sixteen (16) feet; thence West, parallel with the said South line of Block Forty-four (44), Sixty-nine (69) feet; thence South 45° West, 12.73 feet; thence South, parallel with the said West line of Lot Eight (8), Fifty (50) feet to the South line of Block Forty-four (44); thence West, Twenty (20) feet to the point of beginning. - AND- The South Twenty-three (23) feet of the North Sixty-five (65) feet of the West 48.9 feet of Lot Nine (9) in said Block Forty-four (44) - AND - The West 16.9 feet of the East Thirty-four (34) feet of the North Fifty (50) feet of the South One Hundred (100) feet of Lot Nine (9) Block Forty-four (44) of the original Town (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

(Continued)

AND

The South 23 feet of Lot 10 and the South 23 feet of the East 2 feet of Lot 9, all in Block 44 in the original town (now City) of Faribault, Rice County, Minnesota. AND ALSO, Beginning at the southeast corner of Block 44, Original Town, thence North along the West line of First Avenue Northwest, a distance of 23 feet; thence East at right angles a distance of 2 feet; thence South parallel to the West line of First Avenue a distance of 23 feet; thence West to the point of beginning, being that portion of First Avenue Northwest which lies adjacent to the south 23 feet of Lot 10, Block 44 of the Original Town (now City) of Faribault, which was vacated by Resolution No. A2443 of the Council of the City of Faribault on May 24, 1955 recorded in the office of the Register of Deeds for Rice County, Minnesota, on June 9, 1955 and recorded in book Y of M.R. on pages 539-540.
(Abstract Property)

AND

The North 27 feet of the South 50 feet of Lot 10, and the North 27 feet of the South 50 feet of the East 2 feet of Lot 9, all in Block 44 of the Original Town, now city, of Faribault, Rice County Minnesota; and also commencing at the Southeast corner of Block 44 original Town, thence North along the West line of First Avenue Northwest, a distance of 23 feet to the point of beginning thence North along the West line of First Avenue Northwest a distance of 27 feet; thence East at right angles a distance of 2 feet; thence South parallel to the West line of First Avenue Northwest, a distance of 27 feet; thence West to the point of beginning, being that portion of First Avenue Northwest which lies adjacent to the North 27 feet of the South 50 feet of Lot 10 in Block 44 of the Original Town, now city, of Faribault, which was vacated by Resolution No. A2443 of the Council of the City of Faribault on May 24, 1955, recorded in the Office of the Register of Deeds for Rice County, Minnesota, on June 9th, 1955 and recorded in Book Y of Misc. Records on pages 539-540.
(Abstract Property)

AND

Those parts of Lots 9 and 10, Block 44, in the original Town, now City of Faribault, Rice County, Minnesota, described as follows: The north 50 feet of the south 100 feet of said Lot 10; and the north 50 feet of the south 100 feet of the east 17.1 feet of said Lot 9; together with that part of vacated First Avenue Northwest (vacated by City of Faribault Resolution Number A2443, dated May 24, 1955 and filed for record in the Office of the County Recorder, Rice County, Minnesota, on June 9, 1955 and recorded in Book Y of misc. records on pages 539 and 540 lying southerly from a prolongation easterly of the north line of the above described parcel and lying northerly of a prolongation easterly of the south line of the above described parcel.
(Abstract Property)

(Continued)

AND

The South 23 feet of the North 65 feet of Lot 9 and 10 in Block 44 in the Original Town (now City) of Faribault, Rice County, Minnesota, excepting therefrom the South 23 feet of the West 48.90 feet of the North 65 feet of said Lot 9; subject, however, to a certain party wall agreement dated May 14, 1913 and filed for Record May 15th, 1913 and recorded in Book 73 of Mortgages on pages 4041 of record in the office of the Register of Deeds in and for Rice County, Minnesota.
(Abstract Property)

AND

The North 42 feet of Lot Ten (10) and the North 42 feet of the East 17.10 feet of Lot Nine (9) of Block Forty-Four (44) of the Original Town (now City) of Faribault, Rice County, Minnesota
(Torrens Property)

AND

The North 42 feet of Lots 9 & 10, in Block 44, Original Town of Faribault, Rice County, Minnesota. Except the North 42 feet of Lot 10 and the North 42 feet of the East 17.10 feet of Lot 9 of said Block 44.
(Torrens Property)

AND

The South 35.00 feet of the West One-half of Lot 2 and the South 35.00 feet of the East 37.00 feet of Lot 3 and the West 14.60 feet of the East 51.60 feet of said Lot 3 except the North 75.00 feet thereof, all being in Block 44, of the Original Town, (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

AND

All of Lot 1, except the North 100 feet thereof; and the East One-half (E1/2) of the South 50 feet of Lot 2; all in Block 44, in the Original Town, now City, of Faribault, Rice County, Minnesota; together with an easement for ingress and egress in, over and upon the Southerly 10 feet of the Northerly 100 feet of the Easterly 52 Feet of Lot 1, and the Southerly 8 feet of the Northerly 100 Feet of the Westerly 13.94 Feet of Lot 1, and the Southerly 23 Feet of the Northerly 115 Feet of the Easterly 33 Feet of Lot 2: in Block 44, all in the Original Town (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

HENRY M RICE SQUARE
PRELIMINARY PLAT

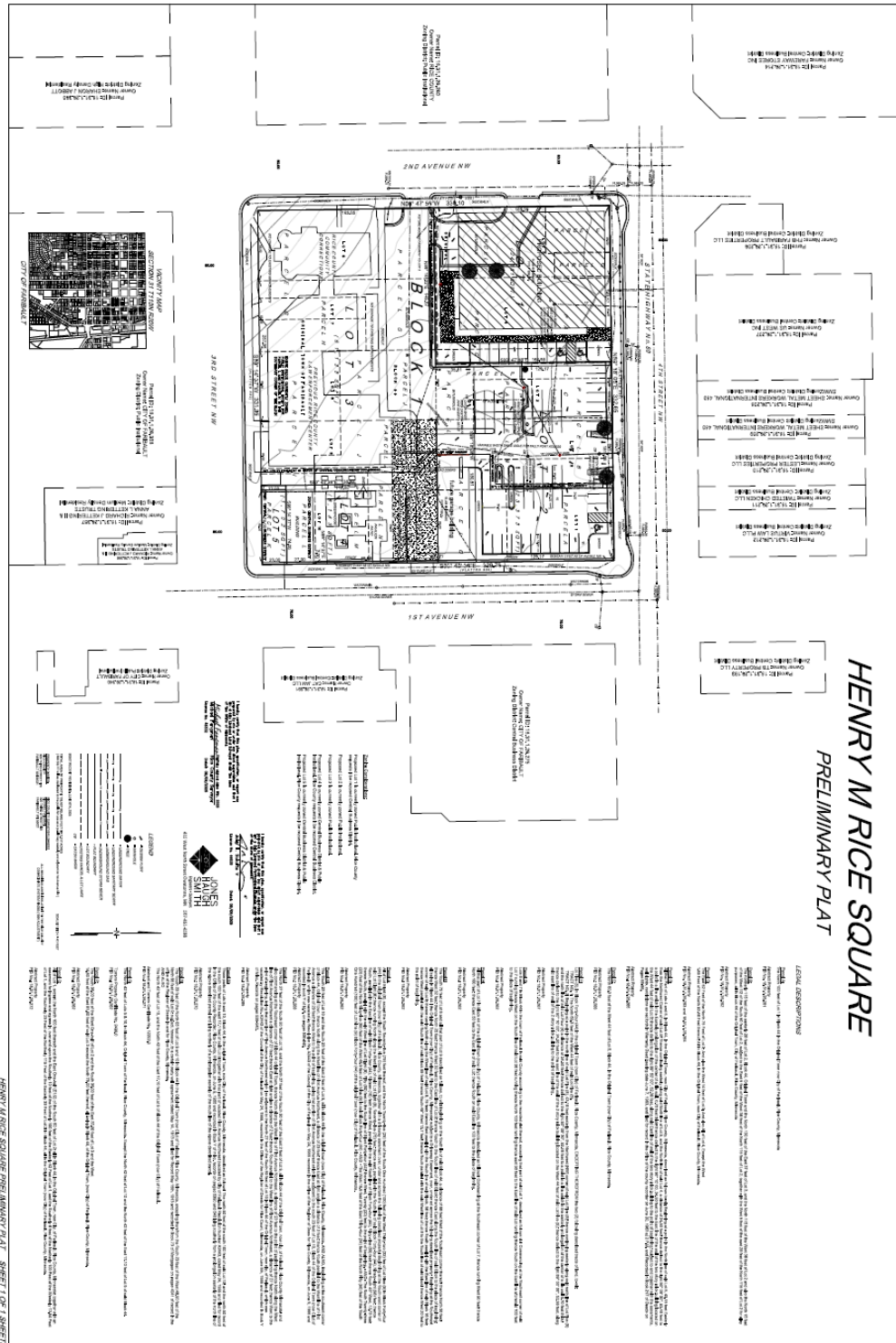
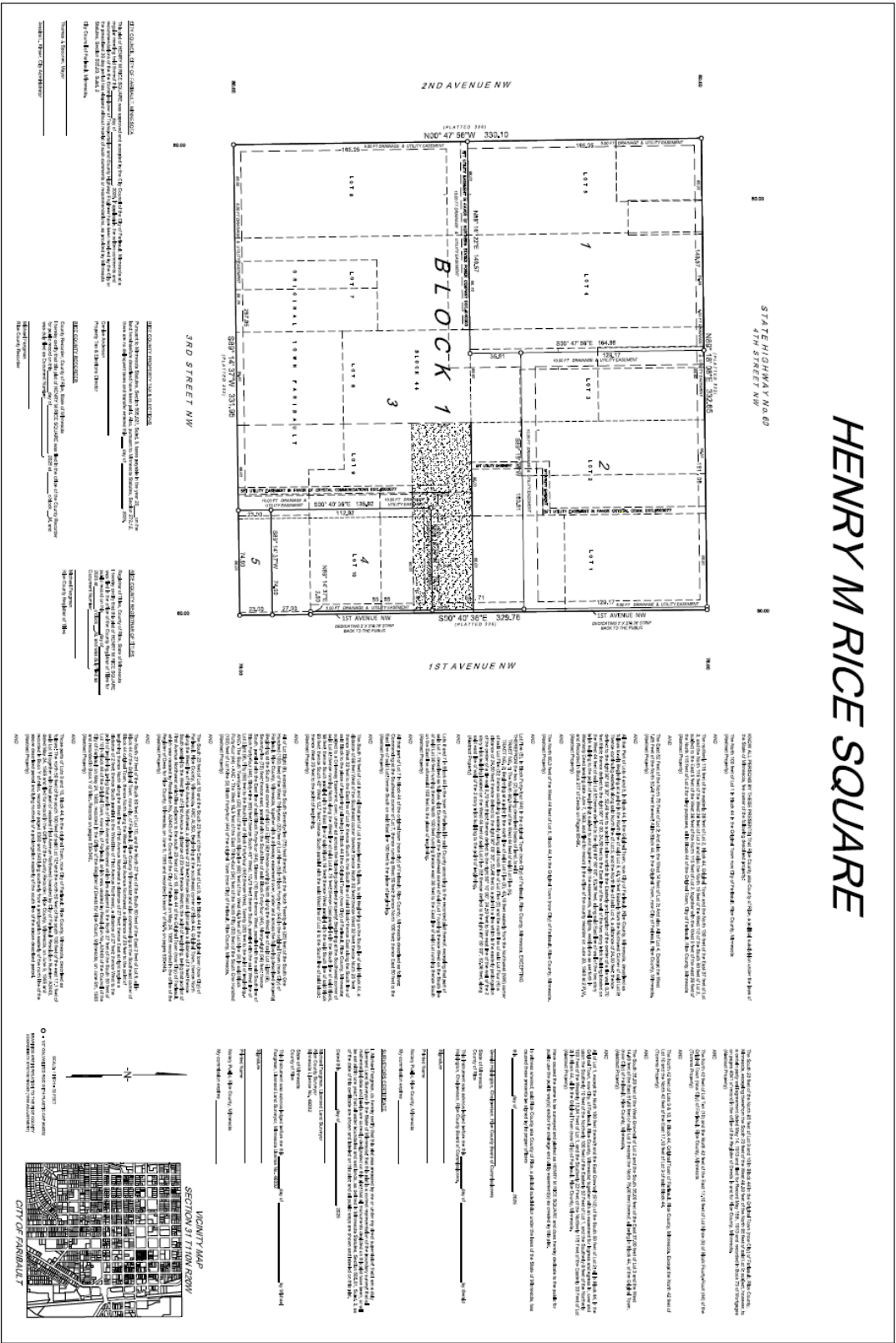


Exhibit C
Depiction of the Final Plat





Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: Harry Davis, City Planning Manager
FROM: Leslie McGillivray-Rivas, Planner I
MEETING DATE: July 21, 2025
SUBJECT: Faribo Green Farms/1512 30th St NW - Interim Use Permit

Request:	Applicant requests an Interim Use Permit to allow six (6) storage containers to remain on site for a maximum length of time for two years.
Recommendation:	The DRC and City Planner recommend approval of the Interim Use Permit.
Recommended Motion:	Motion to forward and recommend approval of the Interim Use Permit to City Council, with findings and conditions suggested by city staff.

Request:

Michele Keller (Applicant) for Living Greens Farm on behalf of Ben Eastep from Van East Land Development Company (Property Owner) requests an Interim Use Permit (IUP) to allow six (6) storage containers, currently located on the property, to remain at 1512 30th Street NW for no greater



Figure 1 - Site Location - The Red Box is the location of the containers

than two years. The subject property is zoned I-P, Industrial Park and contains 4.10 acres/178,770 sq ft.

Background and Project Description:

In 2020, Living Greens Farm, a producer of leafy greens, requested approval of an IUP to temporarily place containers and trailers in the front yard and corner side yard of the subject property along with storage trailers in the north and east side of the property. The 2020 IUP application sought to accommodate a growing business without incurring costs for structural building expansion. The IUP (Resolution 2020-017) was approved, contingent on Living Greens Farm plans to remove the containers/trailers and restore the site before July 31, 2022.

Over time, the business climate and operations changed. The refrigerated containers were not fully installed, and those that were placed on the site were eventually removed. As site furnishings exited the building, storage containers were added on the site adjoining the northern portion of the loading/shipping areas on the property to retain assets, should they be needed in the future.

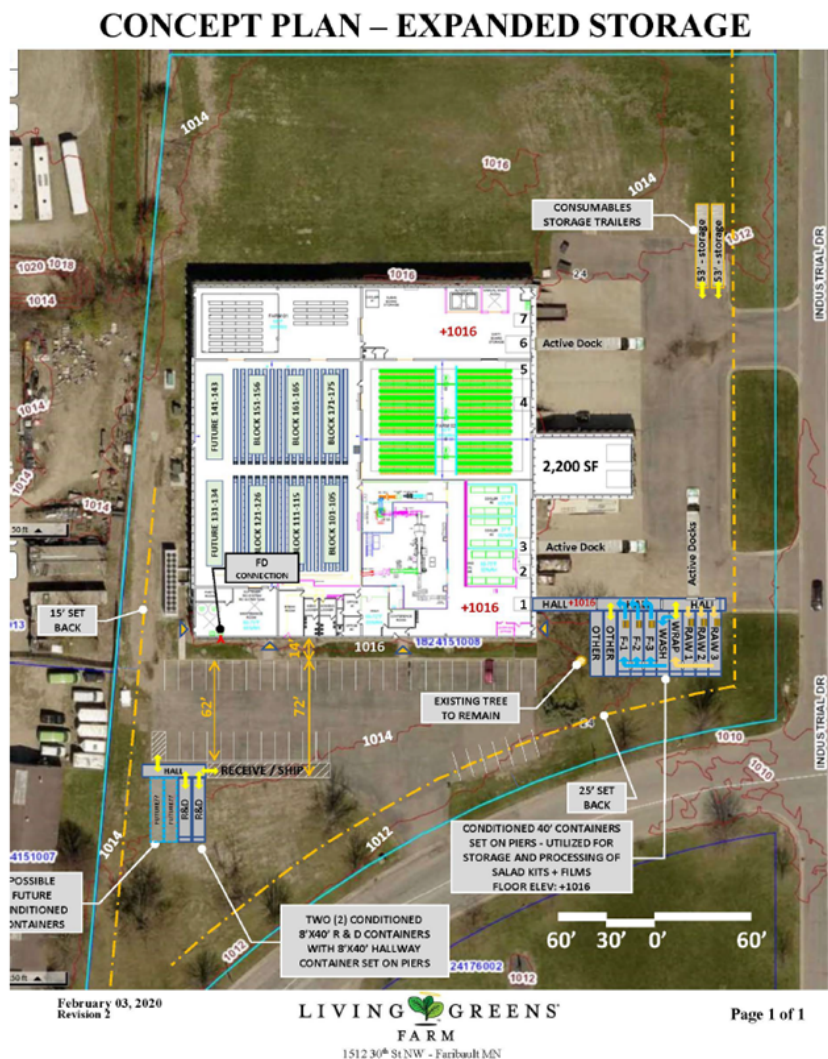


Figure 2- Site Plan with location of refrigerated containers (2020)

1



The approval/disapproval of the interim use permit is specific only to the storage/shipping containers. Faribo Green Farms cannabis agricultural business and dispensary is an approved use in the I-P Industrial Park zoning district. This type of business is ultimately permitted/licensed through the State of Minnesota.

The applicant's justification for the IUP is to allow time for establishing the new business and inventorying the contents of the storage containers, then either repurpose, reuse, or recycle the containers off-site. The applicant requests two years to achieve these goals.

Discussion:

The proposed Interim Use Permit is consistent with aspects of the City's Unified Development Ordinance.

The corner side yard retains one of the two direct accesses to public right of way to the subject property. The location of the containers is reasonably placed in proximity to the shipping and receiving area, the building itself, and the site's trash enclosure.

As the prior interim use permit has expired and storage of goods and exceeded the initial time period, a new interim use permit is required.

Development Review Committee Recommendation. The City's Development Review Committee (DRC) reviewed the proposed applications on June 16, 2025, and recommended approval of the Interim Use Permit. The DRC noted that despite the prior approval for refrigerated containers to be placed on the site, this did not occur.

Public Comment. City Staff received no public comment prior to publishing this report. Notification for this item was published in the paper on July 10, 2025 and letters sent to property owners within 350-feet.

Recommendation:

The DRC and City Planning Manager recommend Planning Commission forward and recommend approval of the Interim Use Permit to City Council based on the findings and conditions in the attached draft resolutions.

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2025-XXX

APPROVE AN INTERIM USE PERMIT TO ALLOW STORAGE CONTAINERS AT 1512 30TH STREET NW

WHEREAS, on June 9, 2025 Michelle Keller, Chief Horticultural Officer of Living Green Farms, (Applicant), on behalf of Ben Eastep of Van East Land Development Company (Property Owner), submitted a complete application to the City of Faribault requesting approval of an interim use permit (IUP) to temporarily place up to six (6) storage containers on the corner side yard of 1512 30th Street NW (the Subject Property), legally described as follows:

Lot 4, Block 1, Northern Industrial Park 1st Addition, Faribault, Rice County, MN; and

WHEREAS, Living Green Farms, a producer of leafy greens, reduced its business operations in prior years and sought to retain equipment and various assets by utilizing shipping containers for temporary exterior storage as it has reduced it's operations footprint within the building; and

WHEREAS, Faribo Green Farms, a future cannabis agricultural growing business and dispensary, is in the process of seeking Office of Cannabis Management regulatory approvals to utilize the unoccupied portions of the building ; and

WHEREAS, once the business of Faribo Green Farms becomes established, the equipment and assets contained within the storage containers will be inventoried, reused, repurposed, or removed from the property, systematically reducing the number of storage containers until all containers

are removed from the property within a two-year time frame; and

WHEREAS, the proposed interim use permit, if approved by the City Council, would allow the storage containers to be located as shown in Exhibit A of this resolution for the period specified in this resolution; and

WHEREAS, City Staff has completed a review of said application for an interim use permit and made a report to the Planning Commission, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on July 21, 2025, following proper notice, held a public hearing regarding the Applicant's request, and following said public hearing recommended that the City Council conditionally approve the Applicant's request based on the following findings as required by Chapter 2, Article 8, Section 2-400 of the City's Unified Development Ordinance:

1. **Criteria: The proposed interim use will utilize property where it is reasonable in a manner provided for in the City's Land Use Plan.**

Expanded Finding: The corner side yard retains one of the two direct accesses to public right of way to the subject property. The location of the containers is reasonably placed in proximity to the shipping and receiving area, the building itself, and the site's trash enclosure.

2. **Criteria: The proposed interim use is presently acceptable but, given the establishment of a new business fully utilizing the site, will not be acceptable in the future.**

Expanded Finding: The use of the storage containers for expanded operations storage space as a permanent addition to the site is not consistent with the applicable provisions of the City's Unified Development Ordinance. However, the proposed containers are acceptable as an interim use while Faribo Green Farms develops and implements a permanent plan to address their business needs.

WHEREAS, the Planning Commission found the following:

1. The Applicant's request for an interim use permit is not based on economic conditions alone. The proposed interim use is a short-term solution to support revitalization and reuse of existing buildings and site within certain timelines and expectations.

2. The proposed interim use provides the Applicant with a reasonable timeframe for implementing an exit strategy for the storage containers from the site. The proposed interim use is not a long-term solution that is intended to avoid meeting the requirements of the City Code.
3. The proposed interim use will not encroach into the required 25-foot minimum front yard and corner side yard setbacks. Therefore, the proposed interim use will be no closer to a public street than what a building could be placed in relation to a public street.
4. The proposed interim use is similar to other interim use permits approved by the City Council in which a Faribault industry had to address immediate growth needs by providing a temporary structure for roughly two years until a permanent solution to its growth needs could be developed and implemented.

WHEREAS, at a public meeting on August 12, 2025, the City Council considered the Applicant's request and concurred with the recommendation and findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Faribault as follows:

Section 1. Approval of an Interim Use Permit. The City Council of the City of Faribault hereby approves the Applicant's request for an interim use permit to place no greater than six (6) storage containers in the corner side yard of the subject property for no more than two (2) years from the date of passage with the conditions of approval set forth in this resolution.

Section 2. Conditions Attached to the Approval of the Interim Use Permit. Approval of this interim use permit is conditioned on the following:

1. The interim use shall be in general conformance with the concept plan illustrated in Exhibit A of this resolution. The City's Development Review Committee may allow the interim use to deviate from the concept plan if the Development Review Committee determines that the deviation is consistent with the intent of the interim use permit. Any major deviation from the concept plan (as determined by the Development Review Committee) shall only be allowed upon City Council approval of a new or amended interim use permit following

the proper review and approval procedures outlined in the City's Unified Development Ordinance.

2. The Applicant shall obtain a Zoning Certificate from the Community and Economic Development Department. In addition, the Applicant shall obtain and keep current all necessary permits, registrations, and approvals from all pertinent jurisdictions related to the interim use.
3. The interim use shall be maintained in accordance with the City's property maintenance ordinance and all other pertinent ordinances and codes, including but not limited to the building code and fire code. The applicant shall maintain a neat and orderly appearance of and around the containers, with no equipment and materials stored outside the containers.
4. The interim use permit shall terminate on or before August 12, 2027, except upon approval of a new or amended interim use permit from the City. Upon termination of the interim use, the storage containers shall be removed from the property or stored on the property in manner consistent with the City Code. The property affected by the interim use shall be restored to a condition consistent with the City Code and as approved by the City's Development Review Committee.

Section 3. Additional Conditions Attached to the Approval of the Interim Use Permit. Approval of the interim use permit is also conditioned on the following:

1. Except as otherwise authorized by Chapter 2, Article 8 of the City's Unified Development Ordinance related to interim uses, the Applicant's requested interim use shall conform to the City's Unified Development Ordinance as a conditional use.
2. In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.
3. A failure by the City to take action with respect to any violation of any condition, covenant, or term of this permit shall not be deemed to be a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.

4. The City may inspect, or cause to be inspected by other pertinent jurisdictions, the property at all reasonable times for purposes of ensuring compliance with the conditions of the permit.
5. The permit is subject to the requirements of the City's Code of Ordinances and the Applicant and Owner are required to comply with all applicable federal, state, and local rules, and ordinances, and to obtain such other permissions and permits as may be required.
6. The violation of any terms or conditions of this permit including, but not limited to, any applicable federal, state, or local rules, regulations, and ordinances, may result in the revocation of the interim use permit. The Applicant and Owner shall be given written notice of any violation and reasonable time, as determined by the City, to cure the violation before a revocation of the permit may occur.
7. Utilization of the property for the uses allowed by this permit shall be deemed acceptance of, and agreement to, the terms and conditions of the permit without qualification, limitation, or reservation.

Section 4. Authorized Actions of the City. The Mayor, City Administrator, City Staff, and the City's Consultants are hereby authorized and directed to take any additional steps and actions necessary or convenient in order to accomplish the intent of this resolution.

Section 5. Effective Date. This resolution shall become effective immediately upon its passage and execution without publication.

Date Adopted: August 12, 2025

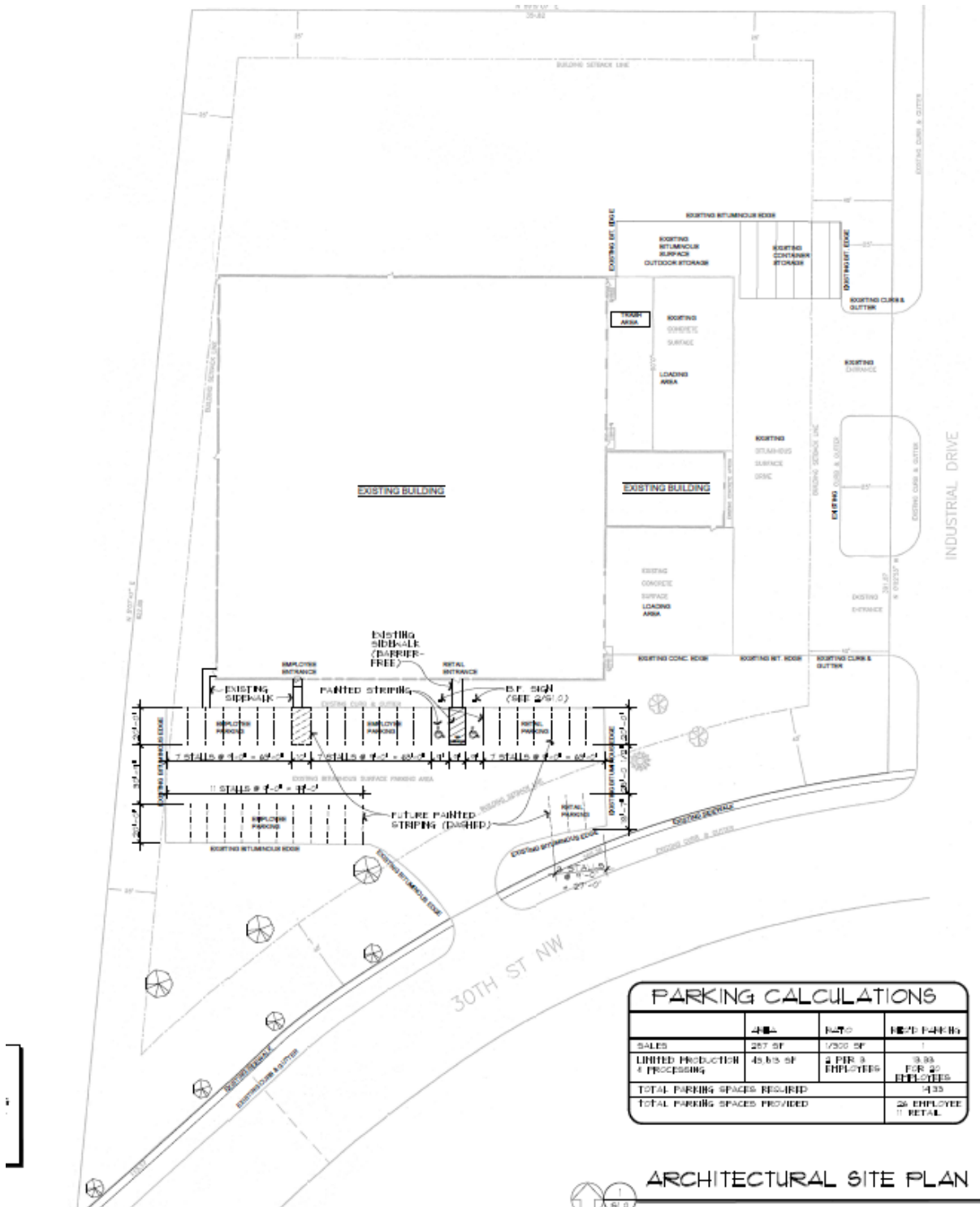
Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A:
2025 SITE PLAN ILLUSTRATING PROPOSED INTERIM USE





REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: July 21, 2025
SUBJECT: Requests to be Heard

Background:

Recommendation:

Attachments:



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: July 21, 2025
SUBJECT: EAW for Archer Datacenter

Background:

Archer Datacenters has purchased property on the northern end of Faribault's industrial park with the intention of developing a total of 500,000 sq ft of datacenter use. The proposal include breaking up the 500,000 sq ft into smaller buildings across approximately 80 acres.

While the developers intended to have an updated EAW available for this meeting, they instead require more time to update the document and address comments and questions posed during the 30-day public review period that ended on June 20th.

Recommendation:

Table this item to the next regularly scheduled Planning Commission.

Attachments: