PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS MONDAY, AUGUST 18, 2025 6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
   A. Resolution 2025-XXX Approve the Preliminary Plat for Jasy First Addition
4. Requests to be Heard
5. Items for Discussion
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, AUGUST 4, 2025 6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

   The Planning Commission's regular meeting was called to order by Vice Chair Barton Jackson at 6:01 p.m. Commissioners Samantha Green, Ed Migilio, Michael Salt, and Steve White, Tina Wilson and Vice Chair Barton Jackson were in attendance. Harry Davis, City Planning Manager, and Leslie McGillivray-Rivas, Planner I, were also in attendance. Motion by Tina Wilson, seconded by Edward Miglio to Approve the Agenda of August 4, 2025, as presented. Motion Passed.

2. Approval of the Minutes

   Motion by Michael Salt, seconded by Samantha Green to Approve the Meeting Minutes of July 7/7/2025 as presented. Motion Passed.

A. Approval of the Minutes from July 7, 2025

3. Public Hearings

A. Rice County/128 3rd St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat

   Rezoning would change PI to CBD. They would then turn the existing 12 lots into five lots. Lot 1 is to be a commercial property, some sort of office. Lot 2 is intended to be some sort of a parking lot. Lot 3 would be the existing Jail and Sheriff's office. Lots 4 and 5 would be office buildings. Staff feels that the Plats meet the criteria and are recommending approval. No parkland dedication will be requested. Vice Chair Jackson brought it back for discussion, and there was none. He then opened up the matter for the public hearing at 6:06, and no one came forward, so he went ahead and closed the public hearing at 6:06.

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

   Motion by Samantha Green, seconded by Tina Wilson, to recommend approval of resolution 2025-XXX, a Comprehensive Plan Amendment to Guide Certain property at the Corner of 4th Street NW and 2nd Ave NW. Motion Passed.

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

   Motion by Tina Wilson, seconded by Samantha Green, to recommend approval of Ordinance 2025-XXX Rezoning Property at the Corner of 4th Street NW and 2nd Avenue NW to CBD. Motion Passed.

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

   After some discussion, Vice Chair Jackson opened the public hearing at 6:43, and no one came forward, thereby closing the public hearing. After no more discussion,

Samantha Green made a motion, seconded by Edward Miglio, to recommend approval of Resolution 2025-XXX, Preliminary and Final Plats for Henry M. Rice Square as presented. Motion Passed.

B. Resolution 2025-XXX Approve an Interim Use Permit to Allow Storage Containers at 1512 30th Street NW

Leslie McGillivray-Rivas presented on behalf of the applicant, Living Green Farms, for an Interim Use Permit. She explained that they intend to use the storage containers for approximately two years. Commissioner Wilson did state that she had a conversation with the applicant but was, at that time, unaware that the discussion was to come before the Planning Commission. After some discussion, Vice Chair Jackson opened the public hearing at 6:12, and no one came forward, thereby closing the public hearing. After no more discussion, Michael Salt made a motion, seconded by Steven White, to recommend approval of Resolution 2025-XXX an interim Use Permit to Allow Storage Containers at 1512 30th St NW as presented. Motion Passed.

C. Hofmeister/South of Frederiksen Dr - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat

Vice Chair Barton recused himself from this discussion and handed over the gavel to Commissioner Steve White to handle this matter. Mr. Davis then presented this action on behalf of Ann Hofmeister to divide the land into three lots. Currently, it is zoned C2. The western portion would be R3, medium-density residential, and the intent of the property owner is to build a home on this lot. Lot 2, the middle portion, would stay a commercial land use and stay C2, as they intend to create some sort of commercial storage building. Lot 3 would be open for development, just like the current lot. Staff support the changes and find that the request meets the criteria for approval. No parkland dedication is requested for this plat. The project does meet all the zoning requirements. Commissioner White then brought the matter back for discussion. After some discussion, Commissioner White asked about where the properties might enter. Mr. Davis stated that they don't know yet, and they are working on it. Commissioner Green then asked how many units could be on that small of a lot. Mr. Davis stated that he would look this up quickly. Commissioner White then opened the matter up for a public hearing at 6:22. Arnold Gillen, 2711 Hanson Court, came forward and stated that his property is adjacent to the back side of the subject property. He first asked about Parcel 1 and wanted to know how wide that parcel is. Mr. Davis then responded by saying it is somewhere around 250 to 200ft of street frontage along Frederickson Drive. Gillen asked the purpose of this is to rezone to build a home there -- there is a tree along the property, will that be removed? Mr. Davis stated that the applicant would like to keep the tree line. Mr. Gillen then asked about some clean-up of the property from the tornado that hit a few years ago. He wanted to know if that would be cleaned up. Mr. Davis stated that this question is usually between two private property owners. Commissioner White then closed the public hearing at 6:24 p.m. Mr. Davis then followed up with Commissioner Green's question that it would be 8 units, and the limit would be 31 units. If there are multiple units on one lot, the matter would have to be under a Planned Unit Development. Commissioner Green stated he answered that perfectly. Commissioner Wilson asked about the impervious surface. Mr. Davis stated that we are specifically talking about stormwater. Commissioner White asked about the elevation, especially in lot 1. Mr. Davis then pulled up Beacon and the contour map for the property. Mr. Davis stated that generally, it looks pretty flat. Commissioner White asked because he felt that Frederickson Drive might be where they might enter.

1 Resolution 2025-XXX Approve a Comprehensive Plan Amendment to Guide Certain Property on the Southside of Frederiksen Dr to Commercial/Residential Mixed Use

Motion by Tina Wilson, seconded by Samantha Green to recommend approval of resolution 2025-XXX, a Comprehensive Plan Amendment to Guide Certain Property on the Southside of Fredericksen Dr to Commercial/residential Mixed Use as presented..

Motion Passed.

2 Ordinance 2025-XX Approve Rezoning Property on the Southside of Frederiksen Dr to R-3

Motion by Michael Salt, seconded by Edward Miglio to recommend approval of Ordinance 2025-XXX Rezoning Property on the Southside of Frederickson Dr to R-3 as presented. Motion Passed.

3 Resolution 2025-XXX Approve the Preliminary and Final Plats for Hofmeister Fourth Addition

After much discussion, Vice Chair Jackson opened the public hearing at 6:22, and no one came forward, thereby closing the public hearing. After no further discussion, Samantha Green made a motion, seconded by Tina Wilson, to recommend approval of Resolution 2025-XXX, the Preliminary and final Plats for Hofmeister Fourth Addition as presented. Motion Passed.

D. Ordinance 2025-XX Approve a Zoning Text Amendment to Accessory Structure Requirements

Vice Chair Jackson then returned to the Dias to continue with Item D at 6:32 p.m. City Council requests that staff clarify several recommended changes to the accessory structure ordinances, which are proposed in this matter. Motion by Tina Wilson, seconded by Samantha Green, to recommend approval of Ordinance 2025-XXX, a Zoning Test Amendment to Accessory Structure Requirement as presented. The motion passed unanimously.

4. Requests to be Heard

None.

5. Items for Discussion

A. Resolution 2025-XXX Approve Findings of Fact and Record of Decision for Archer Datacenters EAW and Negative Declaration Needing an EIS

Mr. Davis presented Allison Harwood, WSB Consultant to present this matter. Sher offered a presentation of the review of the Datacenter. Motion by Samantha Green, seconded by Tina Wilson to recommend approval of Resolution 2025-XXX , Findings of Fact and Record of Decision for Archer Datacenters EAW and Negative Declaration Needing and EIS as presented. Motion Passed.

6. Routine Business

None.

7. Board & Commissions Updates & Reports

No updates.

8. Adjournment

Motion by Tina Wilson, seconded by Edward Miglio to adjourn the meeting at 7:01 p.m.. Motion Passed.

By:_____
Kari Casper

Staff Report to the Development Review Committee

TO:	Planning Commission
THROUGH:	Harry Davis, City Planning Manager
FROM:	Leslie McGillivray-Rivas, Planner I
MEETING DATE:	August 18, 2025
SUBJECT:	Preliminary Plat for Jasy First Addition

Request:	Combination of two platted parcels to facilitate redevelopment.
Recommendation:	The DRC and City Planning Manager recommend the Planning Commission forward and recommend approval of the proposed preliminary plat based on the criteria and findings in the draft resolution.
Recommended Motion:	Motion to forward and recommend the approval of the proposed resolution to City Council, with findings as recommended by staff.

Request:
Nate Snyder (Applicant) on behalf of Lampert Yards, Inc. (Property Owner) requests approval of a preliminary plat to combine two parcels addressed as 801 4th Street NW and 320 8th Avenue NW by replatting the properties. The subject property is zoned C-2 - Highway Commercial District. The property contains approximately 69,712 square feet (1.60 acres) of land.

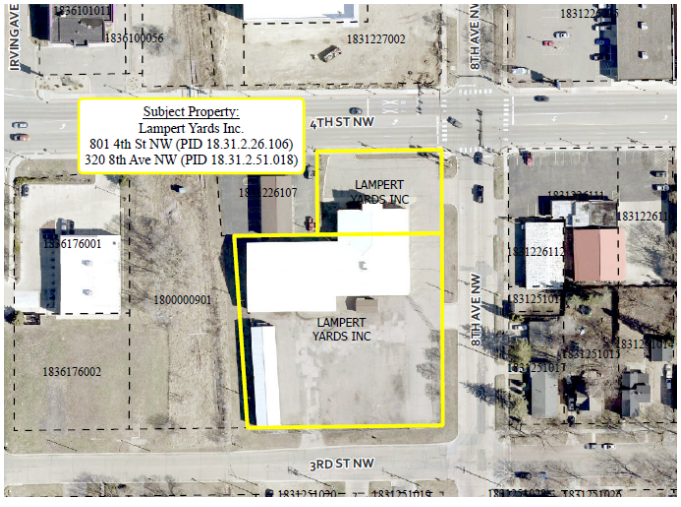


Figure 1. Location at 801 4th St. NW and 320 8th Ave. NW

Prior planning applications that remain in effect are a variance and a conditional use permit. Details are as follows:

- Resolution 96-07, which granted five (5) foot setback variances from –along the south & west property lines.
- Resolution 99-089, which allows an outdoor storage area by Conditional Use Permit.

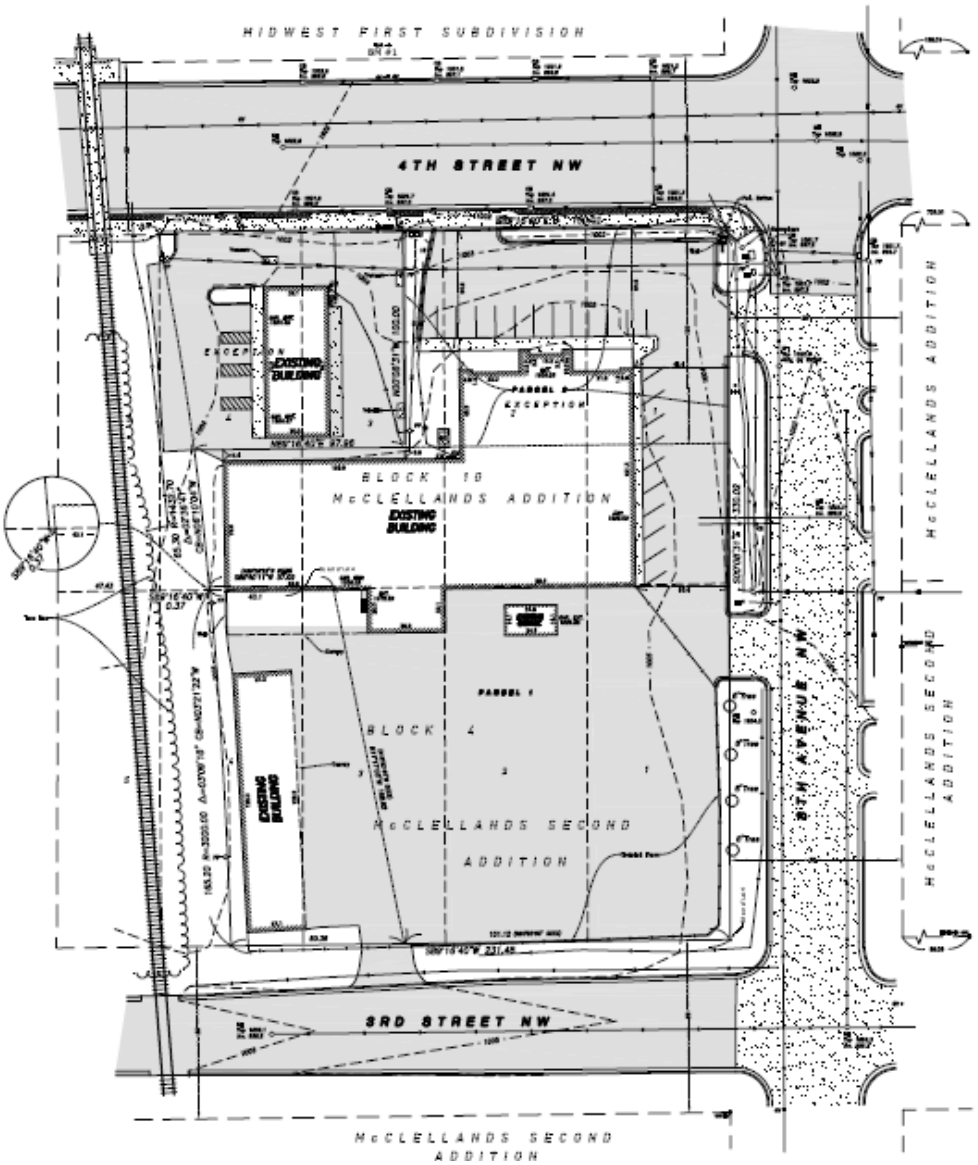


Figure 2. Boundary and Topographic Survey

Project Description and Request:

The applicant wishes to adapt the property for their business needs as a contractor's office and storage yard. The common boundary dividing the two properties runs through an existing structure of about 15,000 square feet, which is a circumstance that is no longer permitted for new construction and must be resolved prior to seeking a building permit for the interior remodel. The adjoining carwash property is not part of this proposal.

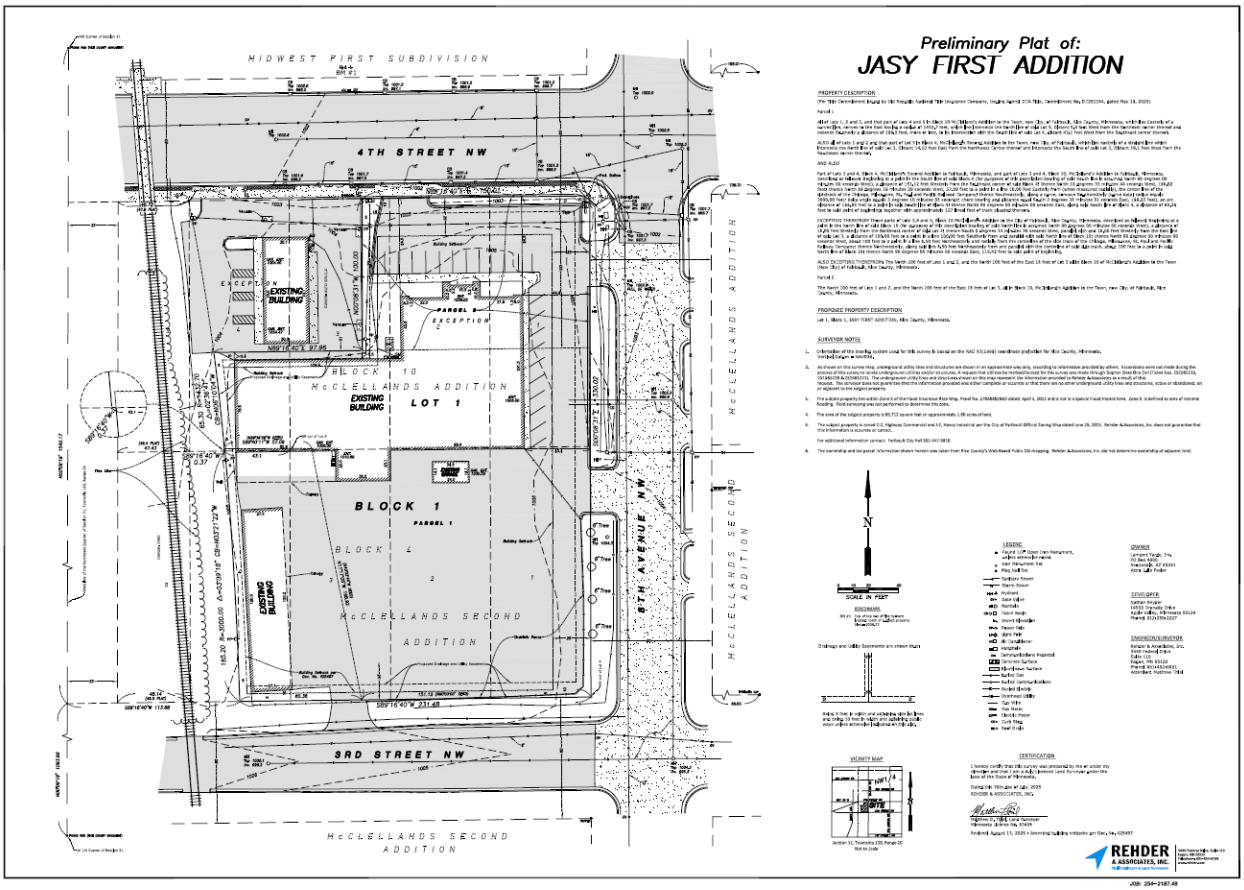


Figure 3. Preliminary Plat of Jasy First Addition

Discussion:

The proposed preliminary plat is consistent with the planning and zoning aspects of the City's Unified Development Ordinance. The following provides an overview of the key planning and zoning-related items associated with:

Preliminary Plat

1. Existing and Surrounding Conditions. The subject properties are 801 4th Street NW and 320 8th Avenue NW geographically located in the center of Faribault city limits. Properties directly adjacent to the plat boundaries include public road right of ways, a rail line corridor, and a single parcel with C-2 Highway Commercial zoning. Nearby parcels are predominately commercial in nature with limited amounts of I-2 Heavy Industrial and R-3 Medium Density Residential zoned properties which are across public right of ways.

2. Relationship to the Journey to 2040 Comprehensive Plan. The Journey to 2040 Comprehensive Plan guides the subject property as Commercial/Residential Mixed Use. The proposed preliminary plat is consistent with the City's land use plan for this property.

3. Relationship to the Official Zoning Map. Faribault's Official Zoning Map identifies the subject property as Existing zoning for the two properties is C-2 Highway Commercial. The proposed preliminary plat is consistent with the lot and bulk regulations of the C-2 Highway Commercial zoning districts.

4. Existing Trees. There are no existing trees, and it is nearly 100% impervious surface.

5. Wetlands and Shoreland. There are no known wetlands or shoreland encumbrances on the site.

6. Street and Site Layout. No changes to the site layout are planned in this platting process. The applicant intends to complete remodeling of the interior and alter the exterior by way of addition of overhead doors on the northern façade in place of the previous pedestrian customer access with additional overhead doors and pedestrian entrance on the eastern façade of the primary building.

   The property is bounded by three city streets: 4th Street NW or Hwy 60 to the north, 8th Avenue NW to the east, 3rd Street NW to the south. Access to the site occur along all sides of the property, with two driveway accesses on the eastern perimeter. The site is fully developed with existing paved surfaces utilized for parking, drive aisles and a storage yard

   The conceptual site plan notes interim compliance with the city's public works department request to remove the northernmost driveway and access to the site on 8th Avenue NW. The applicant proposed blocking the drive temporarily with jersey barriers until such time that 8th Ave. NW is reconstructed. The 8th Ave. NW reconstruction may occur within the next two-three years, but the anticipated timeline is not firm. The interim proposal is not acceptable to the city; full removal and restoration of the boulevard is a condition of approval prior to certificate of occupancy.

7. Grading, Drainage, and Erosion Control. Proposed changes to the site or the structure of the buildings on the parcel is limited to removal of the northern driveway on 8th Ave. NW. Removal and restoration of the boulevard will moderately impact existing grading and erosion control will be required in the construction process.

8. Utilities and Easements. The site's primary building is currently served by a single city water and sewer services from mains on 8rd

Ave NW. Should future utility connections be sought, this will be subject to the City's review and must conform to the City's requirements at the time of connection. Perimeter utility easements will be required and should be shown on the final plat.

9. Phasing and Development Schedule. Presuming the City Council approves a future final plat, the Applicant and City will enter into a Development Agreement that will address the details, responsibilities, and costs associated with the project, including removal of the northern, existing driveway on 8th Ave. NW. City staff anticipates the applicant to submit a final plat upon approval of the Preliminary Plat.

10. Park Dedication. Under Sec 15-338(A), the applicant will not be required to dedicate parkland or pay fees in lieu of parkland dedication, as the land is already developed and not changing its general commercial use.

Development Review Committee Recommendation. On August 5, 2025, the City's Development Review Committee (DRC) reviewed the proposed applications and recommended approval of the preliminary plat with findings and conditions as listed in the draft resolution.

Public Comment. The City Planning Manager received no public comment prior to publishing this report. Notification for this item was published in the paper on August 7, 2025, and letters were sent to property owners within 350 feet.

No comments were received from MNDOT regarding the site's proximity adjoining Highway 60.

Recommendation:

The DRC and City Planning Manager recommend that the Planning Commission forward and recommend approval of the Jasy First Addition Preliminary Plat based on the criteria and findings in the draft resolution, subject to conditions.

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2025-XXX

APPROVE THE PRELIMINARY PLAT FOR
JASY FIRST ADDITION

WHEREAS, Nate Snyder (the "Applicant") on behalf of Lampert Yards, Inc. (the "Owner") requests preliminary plat approval for the Jasy First Addition at 801 4th Street NW and 320 8th Avenue NW, legally described in Exhibit A; and

WHEREAS, City Staff completed a review of said 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 August 18, 2025, following proper notice, held a public hearing regarding the applications, and following said public hearing, made findings and recommended approval of the applications; and

WHEREAS, the City Council, on August 26, 2025, at a public meeting, considered the application; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Lampert Yards, Inc, Jasy First Addition as depicted on Exhibit B, subject to the attached 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 consistent with UDO requirements within the C-2 Highway Commercial District, with consideration of prior city planning approvals which include a variance and conditional use permit, along with 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 guides the subject property for a commercial/residential mix. 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 the reasonable assemblage of two existing parcels into one lot for the purpose of performing adaptive reuse of the existing primary structure and site. The prior development and platting of the parcel was based on sound planning and engineering principles.

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. One change required is the removal of the northern driveway access on 8th Avenue NW. This driveway is deemed as being too close to the intersection at 8th Ave. NW and 4th St. NW and does not follow current roadway design standards for recommended distances for egress/exiting to/from the property.

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

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

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

1. Approval is contingent on removal of the northern street driveway access on 8th Ave NW with restoration of the boulevard and paving in the street right of way, prior to a certificate of occupancy.
2. Perimeter drainage and utility easements are required on the final plat and 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(s) 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 future final 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 land is already developed and not changing its general commercial use.
5. Any comments and conditions stipulated by MN DOT in their review of the plat are incorporated into this Resolution and will be addressed between the Applicant, Owner, City, and MN DOT to the satisfaction of MN DOT.
6. An approved preliminary plat shall be valid for a period not to exceed one (1) year from the date of approval by the City Council. In the event that a final plat is not submitted within such time, the preliminary plat will become void.
7. As a part of final plat, the Applicant, Owner, or Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03 and the Faribault City Code.

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 26, 2025

Faribault City Council

_____
Thomas J. Spooner, Mayor

ATTEST:

_____
Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

PROPERTY DESCRIPTION

Parcel 1
All of Lots 1, 2 and 3, and that part of Lots 4 and 5 in Block 10 McClelland's Addition to the Town, now City, of Fairbault, Rice County, Minnesota, which lies Easterly of a curved line, convex to the East having a radius of 1432.7 feet, which line intersects the North line of said Lot 5, Distant 0.4 foot West from the Northeast corner thereof and extends Southerly a distance of 166.5 feet, more or less, to its intersection with the South line of said Lot 4, distant 43.1 feet West from the Southeast corner thereof.

ALSO all of Lots 1 and 2 and that part of Lot 3 in Block 4, McClelland's Second Addition to the Town, now City, of Fairbault, which lies easterly of a straight line which intersects the North line of said Lot 3, Distant 14.53 feet East from the Northwest Corner thereof and intersects the South line of said Lot 3, Distant 19.1 feet West from the Southeast corner thereof.

AND ALSO
Part of Lots 3 and 4, Block 4, McClelland's Second Addition to Fairbault, Minnesota, and part of Lots 3 and 4, Block 10, McClelland's Addition to Fairbault, Minnesota,
described as follows: Beginning at a point in the South line of said Block 4 (for purposes of this description bearing of said South line is assumed North 90 degrees 00 minutes 00 seconds West), a distance of 151.12 feet Westerly from the Southeast corner of said Block 4; thence North 10 degrees 33 minutes 44 seconds West, 168.92 feet; thence North 89 degrees 36 minutes 29 seconds West, 57 .09 feet to a point in a line 10.00 feet Easterly from (when measured radially), the center line of the sidetrack of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence Southeasterly, along a curve, concave Southwesterly (curve data: radius equals 3000.00 feet; delta angle equals 3 degrees 10 minutes 58 seconds; chord bearing and distance equal South 2 degrees 38 minutes 51 seconds East, 166.63 feet), an arc distance of 166.65 feet to a point in said South line of Block 4; thence North 90 degrees 00 minutes 00 seconds East, along said South line of Block 4, a distance of 80.36 feet to said point of beginning: together with approximately 127 lineal feet of track situated thereon.

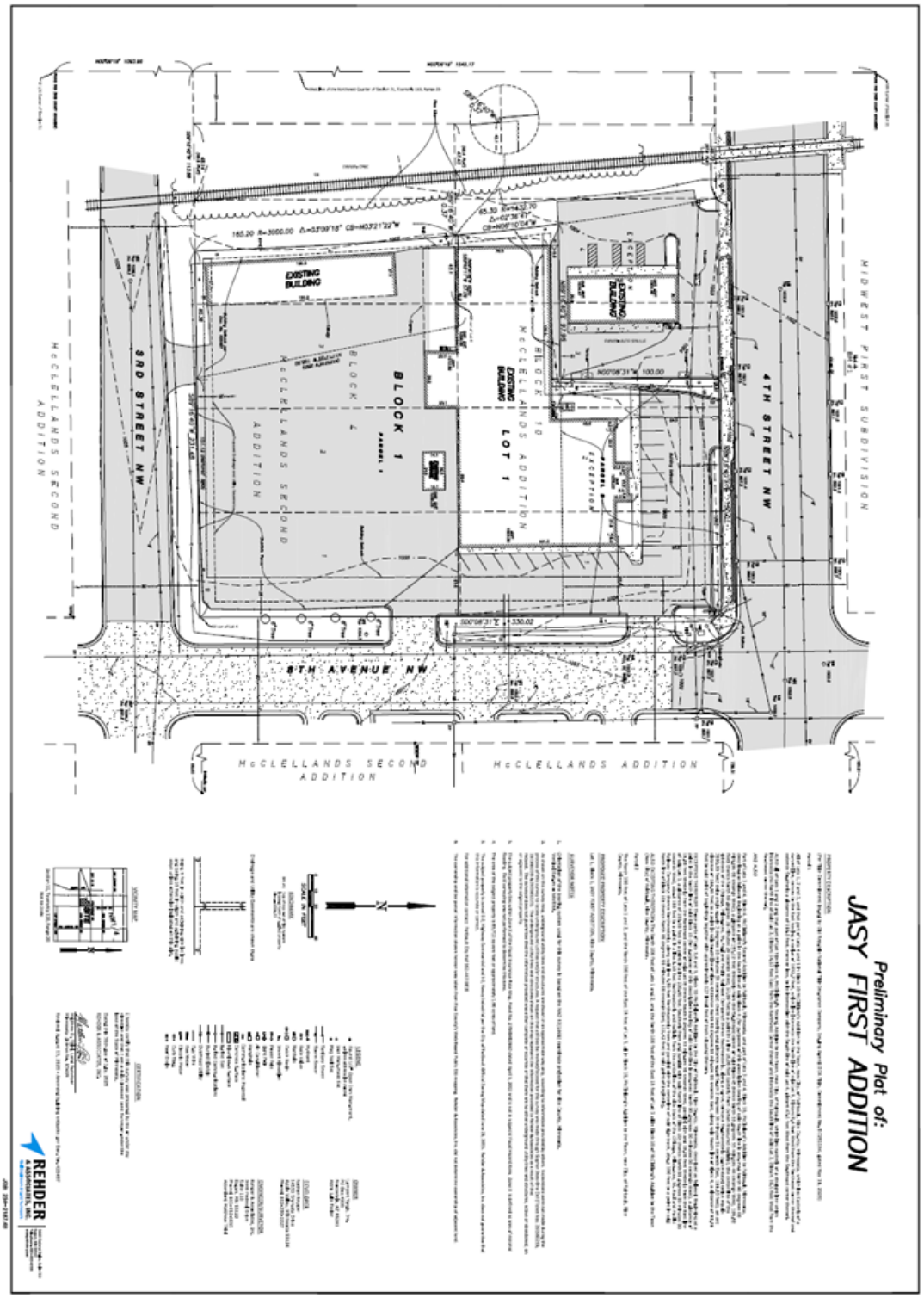
EXCEPTING THEREFROM Those parts of Lots 3,4 and 5, Block 10 McClelland's Addition to the City of Fairbault, Rice County, Minnesota, described as follows: Beginning at a point in the North line of said Block 10 (for purposes of this description bearing of said North line is assumed North 90 degrees 00 minutes 00 seconds West), a distance of 18.00 feet Westerly from the Northeast corner of said Lot 3; thence South O degrees 33 minutes 30 seconds West, parallel with and 18.00 feet Westerly from the East line of said Lot 3, a distance of 100.00 feet to a point in a line 100.00 feet Southerly from and parallel with said North line of Block 10; thence North 90 degrees 00 minutes 00 seconds West, about 100 feet to a point in a line 8.50 feet Northeasterly and radially from the centerline of the side track of the Chicago, Milwaukee, St. Paul and Pacific Railway Company; thence Northwesterly, along said line 8.50 feet Northeasterly from and parallel with the centerline of said side track, about 100 feet to a point in said North line of Block 10; thence North 90 degrees 00 minutes 00 seconds East, 115.42 feet to said point of beginning,

ALSO EXCEPTING THEREFROM: The North 100 feet of Lots 1 and 2, and the North 100 feet of the East 18 feet of Lot 3 all in Block 10 of McClelland's Addition to the Town (Now City) of Fairbault, Rice County, Minnesota.

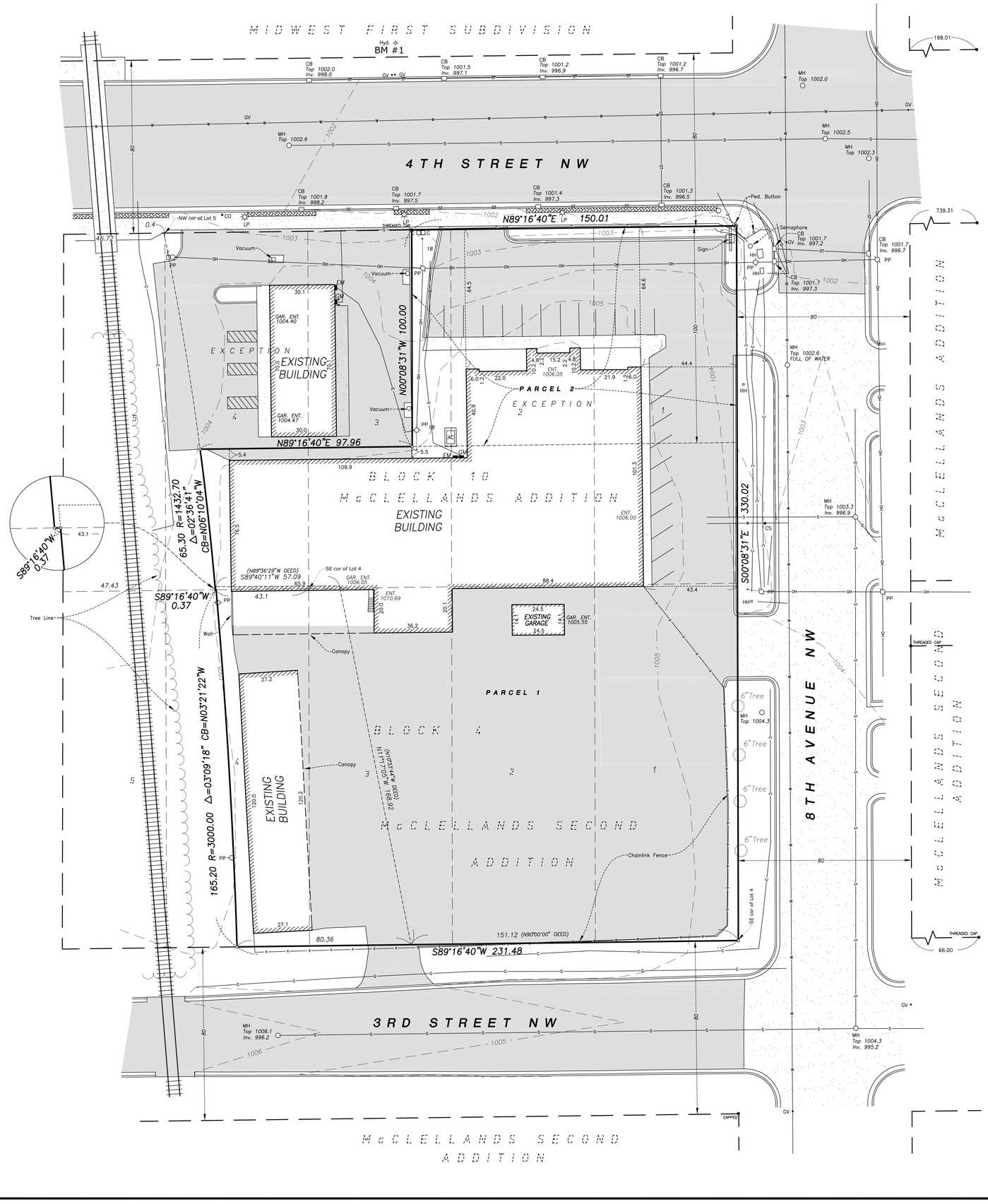
Parcel 2
The North 100 feet of Lots 1 and 2, and the North 100 feet of the East 18 feet of Lot 3, all in Block 10, McClelland's Addition to the Town, now City, of Fairbault, Rice County, Minnesota.

PROPOSED PROPERTY DESCRIPTION
Lot 1, Block 1, JASY FIRST ADDITION, Rice County, Minnesota.

Exhibit B
Depiction of the Preliminary Plat



Boundary and Topographic Survey for:
APPRO DEVELOPMENT
at 320 8th Ave NW – Faribault, Minnesota



PROPERTY DESCRIPTION

(Per Title Commitment Issued by Old Republic National Title Insurance Company, Issuing Agent: DCA Title, Commitment No. DC251184, dated May 16, 2025)

Parcel 1

All of Lots 1, 2 and 3, and that part of Lots 4 and 5 In Block 10 McClelland's Addition to the Town, now City, of Fairbault, Rice County, Minnesota, which lies Easterly of a curved line, convex to the East having a radius of 1432.7 feet, which line intersects the North line of said Lot 5, Distant 0.4 foot West from the Northeast corner thereof and extends Southerly a distance of 166.5 feet, more or less, to its Intersection with the South line of said Lot 4, distant 43.1 feet West from the Southeast corner thereof.

ALSO all of Lots 1 and 2 and that part of Lot 3 In Block 4, McClelland's Second Addition to the Town, now City, of Fairbault, which lies easterly of a straight line which Intersects the North line of said Lot 3, Distant 14.53 feet East from the Northwest Corner thereof and Intersects the South line of said Lot 3, Distant 19.1 feet West from the Southeast corner thereof.

AND ALSO

Part of Lots 3 and 4, Block 4, McClelland's Second Addition to Fairbault, Minnesota, and part of Lots 3 and 4, Block 10, McClelland's Addition to Fairbault, Minnesota, described as follows: Beglnning at a point In the South line of said Block 4 (for purposes of this descrlption bearing of said South line is assumed North 90 degrees 00 minutes 00 seconds West), a distance of 151.12 feet Westerly from the Southeast corner of said Block 4; thence North 10 degrees 33 minutes 44 seconds West, 168.92 feet; thence North 89 degrees 36 minutes 29 seconds West, 57.09 feet to a point In a line 10.00 feet Easterly from (when measured radially), the center line of the sldetrack of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence Southeasterly, along a curve, concave Southwesterly (curve data: radius equals 3000.00 feet; delta angle equals 3 degrees 10 minutes 58 seconds; chord bearing and distance equal South 2 degrees 38 minutes 51 seconds East, 166.63 feet), an arc distance of 166.65 feet to a point in said South line of Block 4; thence North 90 degrees 00 minutes 00 seconds East, along said South line of Block 4, a distance of 80.36 feet to said point of beglnnlng: together with approximately 127 lineal feet of track situated thereon.

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ALSO EXCEPTING THEREFROM: The North 100 feet of Lots 1 and 2, and the North 100 feet of the East 18 feet of Lot 3 all In Block 10 of McClelland's Addltlon to the Town (Now City) of Fairbault, Rice County, Minnesota.

Parcel 2

The North 100 feet of Lots 1 and 2, and the North 100 feet of the East 18 feet of Lot 3, all In Block 10, McClelland's Addltlon to the Town, now City, of Fairbault, Rice County, Minnesota.

SURVEYOR NOTES

1. Orientation of the bearing system used for this survey is based on the NAD 83(1996) coordinate projection for Rice County, Minnesota. Vertical Datum = NAVD88.
2. As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket Nos. 251563219, 251563220 & 251563221). The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
3. The subject property lies within Zone X of the Flood Insurance Rate Map, Panel No. 2704040266D dated April 3, 2012 and is not in a Special Flood Hazard Area. Zone X is defined as area of minimal flooding. Field surveying was not performed to determine this zone.
4. The area of the subject property is 69,712 square feet or approximately 1.60 acres of land.

LEGEND

- Found 1/2" Open Iron Monument, unless otherwise noted
- Iron Monument Set
- Mag Nall Set
- S — Sanitary Sewer
- ST — Storm Sewer
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- AC — Air Condltloner
- HH — Handhole
- C — Communications Pedestal
- Concrete Surface
- Bituminous Surface
- G — Buried Gas
- C — Buried Communlcatlons
- E — Buried Electric
- OH — Overhead Utility
- Guy Wire
- GM — Gas Meter
- EM — Electric Meter
- CS — Curb Stop
- RD — Roof Drain

N

0 10 20 40

SCALE IN FEET

BENCHMARK

BM #1 Top of top nut of fire hydrant located north of subject property Elev.=1006.23

CERTIFICATION

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 23rd day of June, 2025

REHDER & ASSOCIATES, INC.

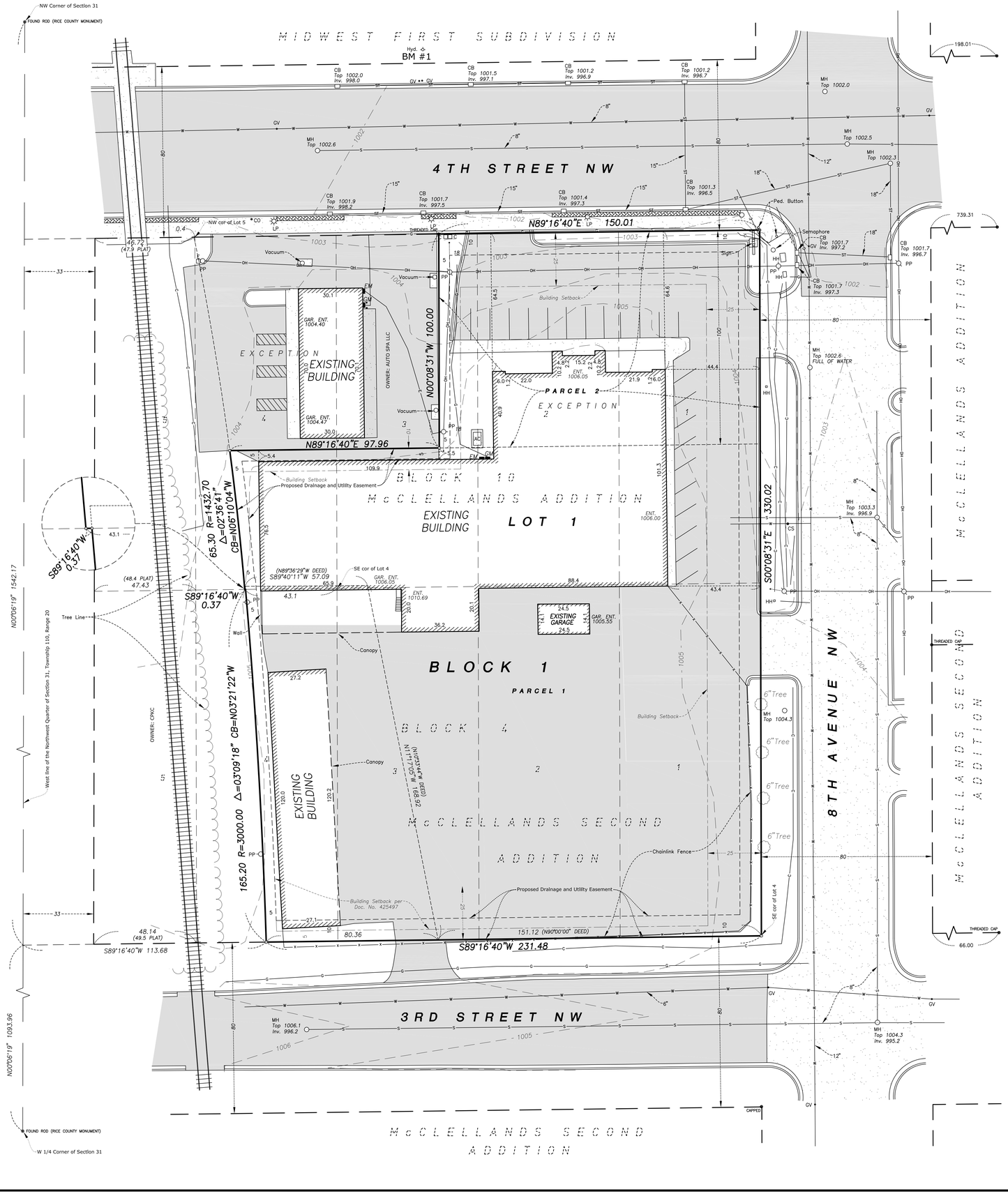
Matthew D. Thiel, Land Surveyor Minnesota
License No. 63458

Revised: June 26, 2025 - Adjust boundary per found monumentation

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

JOB: 254-2187.48



Preliminary Plat of:
JASY FIRST ADDITION

PROPERTY DESCRIPTION

(Per Title Commitment issued by Old Republic National Title Insurance Company, Issuing Agent: DCA Title, Commitment No. DC251184, dated May 16, 2025)

Parcel 1

All of Lots 1, 2 and 3, and that part of Lots 4 and 5 in Block 10 McClelland's Addition to the Town, now City, of Fairbault, Rice County, Minnesota, which lies Easterly of a curved line, convex to the East having a radius of 1432.7 feet, which line Intersects the North line of said Lot 5, Distant 0.4 foot West from the Northeast corner thereof and extends Southerly a distance of 166.5 feet, more or less, to its Intersection with the South line of said Lot 4, distant 43.1 feet West from the Southeast corner thereof.

ALSO all of Lots 1 and 2 and that part of Lot 3 In Block 4, McClelland's Second Addition to the Town, now City, of Fairbault, which lies Easterly of a straight line whlch intersects the North line of said Lot 3, Distant 14.53 feet East from the Northwest Corner thereof and intersects the South line of said Lot 3, Distant 19.1 feet West from the Southeast corner thereof.

AND ALSO

Part of Lots 3 and 4, Block 4, McClelland's Second Addition to Fairbault, Minnesota, and part of Lots 3 and 4, Block 10, McClelland's Addition to Fairbault, Minnesota, described as follows: Beginning at a point in the South line of said Block 4 (for purposes of this description bearing of said South line is assumed North 90 degrees 00 minutes 00 seconds West), a distance of 151.12 feet Westerly from the Southeast corner of said Block 4; thence North 10 degrees 33 minutes 44 seconds West, 168.92 feet; thence North 89 degrees 36 minutes 29 seconds West, 57.09 feet to a point in a line 10.00 feet Easterly from (when measured radially), the center line of the sidetrack of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence Southeasterly, along a curve, concave Southwesterly (curve data: radius equals 3000.00 feet; delta angle equals 3 degrees 10 minutes 58 seconds; chord bearing and distance equal South 2 degrees 38 minutes 51 seconds East, 166.63 feet), an arc distance of 166.65 feet to a point in said South line of Block 4; thence North 90 degrees 00 minutes 00 seconds East, along said South line of Block 4, a distance of 80.36 feet to said point of beginning: together with approximately 127 lineal feet of track situated thereon.

EXCEPTING THEREFROM Those parts of Lots 3,4 and 5, Block 10 McClelland's Addition to the City of Fairbault, Rice County, Minnesota, described as follows: Beginning at a point in the North line of said Block 10 (for purposes of this description bearing of said North line is assumed North 90 degrees 00 minutes 00 seconds West), a distance of 18.00 feet Westerly from the Northeast corner of said Lot 3; thence South 0 degrees 33 minutes 30 seconds West, parallel with and 18.00 feet Westerly from the East line of said Lot 3, a distance of 100.00 feet to a point in a line 100.00 feet Southerly from and parallel with said North line of Block 10; thence North 90 degrees 00 minutes 00 seconds West, about 100 feet to a point in a line 8.50 feet Northeasterly and radially from the centerline of the side track of the Chicago, Milwaukee, St. Paul and Pacific Railway Company; thence Northwesterly, along said line 8.50 feet Northeasterly from and parallel with the centerline of said side track, about 100 feet to a point in said North line of Block 10; thence North 90 degrees 00 minutes 00 seconds East, 115.42 feet to said point of beginning.

ALSO EXCEPTING THEREFROM: The North 100 feet of Lots 1 and 2, and the North 100 feet of the East 18 feet of Lot 3 all in Block 10 of McClelland's Addition to the Town (Now City) of Fairbault, Rice County, Minnesota.

Parcel 2

The North 100 feet of Lots 1 and 2, and the North 100 feet of the East 18 feet of Lot 3, all in Block 10, McClelland's Addition to the Town, now City, of Fairbault, Rice County, Minnesota.

PROPOSED PROPERTY DESCRIPTION

Lot 1, Block 1, JASY FIRST ADDITION, Rice County, Minnesota.

SURVEYOR NOTES

1. Orientation of the bearing system used for this survey is based on the NAD 83(1996) coordinate projection for Rice County, Minnesota. Vertical Datum = NAVD88.
2. As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket Nos. 251563219, 251563220 & 251563221). The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
3. The subject property lies within Zone X of the Flood Insurance Rate Map, Panel No. 2704040266D dated April 3, 2012 and is not in a Special Flood Hazard Area. Zone X is defined as area of minimal flooding. Field surveying was not performed to determine this zone.
4. The area of the subject property is 69,712 square feet or approximately 1.60 acres of land.
5. The subject property is zoned C-2, Highway Commercial and I-2, Heavy Industrial per the City of Faribault Official Zoning Map dated June 25, 2013. Rehder & Associates, Inc. does not guarantee that this information is accurate or correct.

   For additional information contact: Faribault City Hall 952-447-9810
6. The ownership and tax parcel information shown hereon was taken from Rice County's Web Based Public GIS mapping. Rehder & Associates, Inc. did not determine ownership of adjacent land.

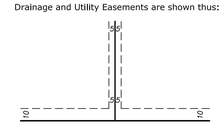
N

0 10 20 40
SCALE IN FEET

BENCHMARK

BM #1 Top of top nut of fire hydrant located north of subject property Elev.=1006.23

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways unless otherwise indicated on this plat.

LEGEND

- Found 1/2" Open Iron Monument, unless otherwise noted
- Iron Monument Set
- Mag Nail Set
- Sanitary Sewer
- Storm Sewer
- Hydrant
- Gate Valve
- Manhole
- Catch Basin
- Invert Elevation
- Power Pole
- Light Pole
- Air Conditioner
- Handhole
- Communications Pedestal
- Concrete Surface
- Bituminous Surface
- Buried Gas
- Buried Communications
- Buried Electric
- Overhead Utility
- Guy Wire
- Gas Meter
- Electric Meter
- Curb Stop
- Roof Drain

OWNER

Lampert Yards, Inc.
PO Box 4900
Scottsdale, AZ 85261
Attn: Julie Fesler

DEVELOPER

Nathan Snyder
14550 Granada Drive
Apple Valley, Minnesota 55124
Phone: 612-250-2227

ENGINEER/SURVEYOR

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, MN 55122
Phone: 651-452-5051
Attention: Matthew Thiel

VICINITY MAP

Section 31, Township 110, Range 20
Not to Scale

CERTIFICATION

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 30th day of July, 2025
REHDER & ASSOCIATES, INC.

Matthew D. Thiel, Land Surveyor
Minnesota License No. 63458

Revised: August 13, 2025 - Amended building setbacks per Doc. No. 425497

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

JOB: 254-2187.48

SITE INFORMATION:

TOTAL LOT AREA:
1.6 ACRES, 69,71 SF

ZONING:
C-2 HIGHWAY COMMERCIAL DISTRICT

ZONING ORDINANCE USED:
CITY OF Faribault
CODE OF ORDINANCES - ON-LINE
DATE: 07-28-2025

BUILDING SETBACKS FOR C-2:

FRONT:	25 FEET MINIMUM
CORNER:	25 FEET MINIMUM
SIDE/INTERIOR:	10 FEET MINIMUM
REAR:	10 FEET MINIMUM

NO CHANGES TO THE EXTERIOR EXTENTS OF THE EXISTING BUILDING PROPOSED

PARKING SETBACKS:

FRONT:	10 FEET MINIMUM
CORNER:	10 FEET MINIMUM
SIDE/INTERIOR:	5 FEET MINIMUM
REAR:	5 FEET MINIMUM

VARIANCE SETBACKS (RES 96-07 SEE BELOW):

SOUTH PROPERTY LINE:	5 FEET MINIMUM
WEST PROPERTY LINE:	5 FEET MINIMUM

SITE CONSTRAINTS:
MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = NO CHANGES PROPOSED

PROPOSED BUILDING SIZE:
EXISTING: 14,900 SQ FT

PARKING REQUIREMENTS:

REQUIRED PARKING STALL SIZE: 90 DEGREES, 9'-0" x 20'-0", 20'-0" ONE-WAY AISLE
45 DEGREES, 9'-0" x 18'-0", 9' 0" ONE-WAY AISLE

PARKING SUMMARY:
EXISTING BUILDING
OFFICE: 973 SF – 10% = 876 SF/300SF PER SPACE = 3 SPACES
SERVICE: 4,010 – 10% = 3,609/1000 = 4
STORAGE: 9,917 – 10% = 8,925/3,000 = 3
TOTAL SF = 14,900 SF, TOTAL PARKING REQUIRED 10 SPACES

TOTAL AMOUNT OF REQUIRED PARKING = 10 SPACES
AMOUNT OF PARKING SHOWN ONSITE = 12 ACTUAL SPACES (1 ACCESSIBLE)

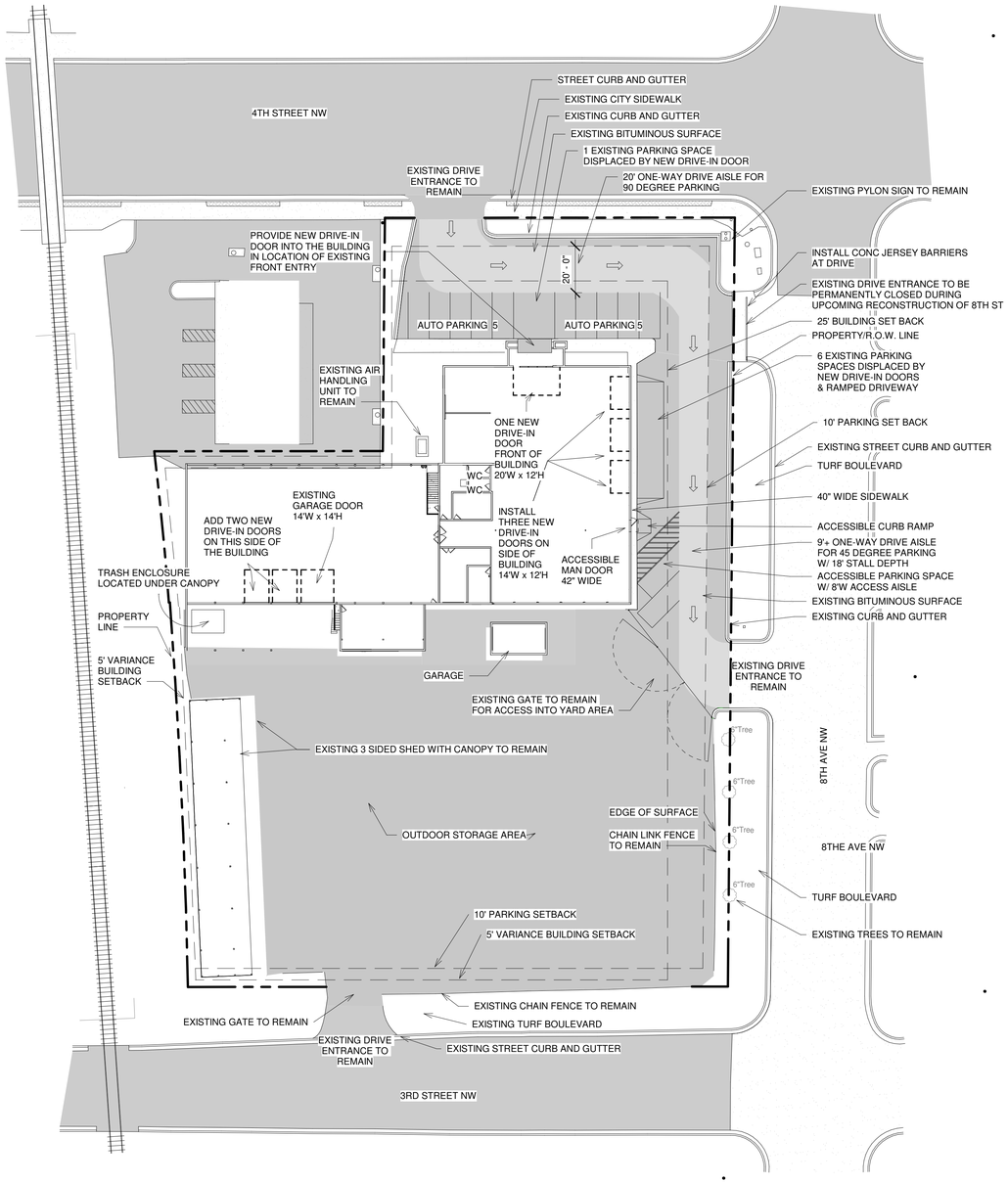
SIX DRIVERS ACCESS SITE (CURRENT EXPECTED USE) NINE DRIVERS - POSSIBLE FUTURE USE

EXISTING VARIANCES
THESE VARIANCES ARE LISTED IN THE TITLE COMMITMANT FOR JASY FIRST ADDITION, SCHEDULE B, PART II, EXCEPTIONS #8 THROUGH #10

- #8 SETBACK VARIANCE (TO BE CARRIED FORWARD) RESOLUTION DATED JANUARY 23, 1996, FILED JUNE 19, 1997 AS DOCUMENT NO. 425497 CITY OF FARIBAULT RESOLUTION 96-07, GRANTING VARIANCES FROM SUBDIVSION 13 (I), APPENDIX B (ZONING), CITY CODE OF ORDINANCES (801) FOURTH STREET NW
  - ALLOWES SOUTH PROPERTY LINE 5 FEET MINIMUM SETBACK
  & WEST PROPERTY LINE 5 FEET MINIMUM SETBACK
- #9 EXPIRED TEMPORARY CUP (DISREGUARD) RESOLUTION DATED MAY 27, 1997, FILED OCTOBER 28, 1997 AS DOCUMENT NO. 429749 CITY OF FARIBAULT RESOLUTION 97-077, GRANTING A CONDITIONAL USE PERMIT FOR AN OUTDOOR SALES LOT (801) FOURTH STREET NW - TEMPORARY FOR TWO YEAR DURATION EXPIRED IN 1999
- #10 OUTDOOR STORAGE CUP (TO BE CARRIED FORWARD) RESOLUTION DATED JUNE 22, 1999, FILED AUGUST 25, 1999 AS DOCUMENT NO. 456497 CITY OF FARIBAULT RESOLUTION 99-089, CONDITIONAL USE PERMIT TO ALLOW FOR AN OUTDOOR STORAGE AREA (801 NW 4TH STREET) - CUP WAS GRANTED

PROJECT NARATIVE FOR FUTURE USE

THE CURRENT INTENDED USE FOR THE PROPERTY WILL BE TO LEASE THE PROPERTY TO LAKE STATE LOGISTICS, INC. AND ITS SUBSIDIARIES, NAMEILY LAROCHE'S AS A FIELD OPERATIONS AND SUPPORT FACILITY FOR EQUIPMENT, VEHICLES, MATERIALS, ETC. THERE WILL BE INDOOR AND OUTDOOR STORAGE OF THE AFOREMENTIONED. THERE IS CURRENTLY NO INTENT TO HOUSE OR USE THE FACILITY FOR ANY ADMINISTRATIVE WORK. TYPICALLY, EMPLOYEES WILL REPORT TO THE FACILITY IN THE MORNINGS, LOAD THEIR NEEDED EQUIPMENT AND MATERIALS ON THE APPROPRIATE VEHICLE AND DEPART FOR THEIR OFFSITE JOB SITES FOR THE DAY. THEY WILL ARRIVE BACK AT THE FACILITY WHEN THEIR DAILY WORK LOAD IS COMPLETE, UNLOAD EQUIPMENT AND MATERIALS AND PARK THEIR VEHICLES AND END THEIR WORK DAY.



1 A1-1 SITE PLAN
1" = 30'-0"

NORTH

30' 15' 0' 30'

APPRO DEVELOPMENT
design | build | develop

21476 GRENADA AVENUE
LAKEVILLE, MN 55044
PH: 952-469-2171
FAX: 952-469-2173
EMAIL: office@approdevelopment.com

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PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date

Jasy Holdings, LLC.

320 8TH AVENUE NW
FARIBAULT MN 55021

SITE PLAN UPDATE

Project number	25-03-0081
Date	08/13/2025
Drawn by	GT
Checked by	JAC
Scale	As indicated

A1-1

8/13/2025 11:35:24 AM