



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, NOVEMBER 17,
2025

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearing
 - A. Resolution 2025-XXX Approve the Final Plat for Jasy First Addition
 - B. Mighty Fine Coffee/127 14th St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat; Variance(s); Conditional Use Permit
 - 1 Resolution 2025-XXX Approve a Comprehensive Plan Amendment to guide certain property at the corner of 2nd Ave NW and 14th St NW for Commercial/Residential Mixed Use
 - 2 Ordinance 2025-XXX Approve Rezoning Certain Properties at the Corner of 2nd Ave NW and 14th St NW to C-2, Highway Commercial
 - 3 Resolution #2025-XXX Approve the Preliminary and Final Plats for Mighty Fine Coffee Addition
 - 4 Resolution #2025-XXX Approve Variances for Lot Area and Impervious Surface Coverage at 127 and 123 14th St NW
 - 5 Resolution #2025-XXX Approve a Conditional Use Permit for C-2 and Shoreland Overlay District at 190 20th St NW
 - 6 Resolution #2025-XXX Approve Variances for Parking Area Setbacks and Drive-Through Stacking Spaces at 127 and 123 14th St NW
4. Requests to be Heard - NONE
5. Items for Discussion - NONE
6. Routine Business - NONE
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.

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PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, NOVEMBER 3, 2025

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

A regular meeting of the Planning Commission was called to order by Chair Chuck Ackman at 6:00 p.m. Commissioners in attendance were Samantha Green, Barton Jackson, Ed Miglio, Michael Salt, Steven White, Tina Wilson, and Chair Chuck Ackman. Also in attendance were the City Planning Manager, Harry Davis, City Planner I, Leslie McGilivray-Rivas, and the Administrative Assistant II, Kari Casper.

2. Approval of the Minutes of October 6, 2025

Motion by Barton Jackson, seconded by Tina Wilson, to approve the meeting minutes as presented. The motion passed on a 7/0 vote.

3. Public Hearing

A. Ivy Hill Senior Center Facility/607 2nd Ave NW - Zoning Map Amendment, Preliminary Plat, Final Plat, Conditional Use Permit, Variance(s)

Leslie McGillivrayRivas gave a presentation of the requests of the applicants who were present at this hearing. The applicants are requesting a rezoning from R3 to R4; a Preliminary and Final Plat, a CUP for increasing the number of residents; a variance to reduce the 10' setback to 5'9' to align with the existing property line; and, finally, a variance on the reduction in landscaping for the existing lot.

After her presentation, Chair Ackman brought the matter back for discussion. Following this short discussion, Chair Ackman opened up the public hearing at 6:18, and the Architect, Dave TeBrake, came forward to explain the reasoning for the expansion. Following TeBrake, Perry Starr of 121 7th St NW, came forward and expressed that he and his wife were not in favor of the variances for this project. Next up was Mary Lou Pluemer at 111 7th St NW. She was concerned that the 5' from the property line was met in this request. No one else came forward, and Chair Ackman then closed the public hearing at 6:28 p.m.

Chair Ackman asked McGillivray-Rivas if she stated it was 10' rather than the 5' required. McGillivray-Rivas stated that accessory structures are 5'; however, in commercial builds, the setback is 10', which is the case in this instance, and, as a result, the need for the variance. Jackson and Green were both concerned about the safety vehicles being able to get in there to assist. Chair Ackman wasn't concerned about the safety of vehicles, as most often they will just stay in the street. Chair Ackman stated that he is not a fan of variances in general.

1 Ordinance 2025-XX Approve Rezoning Between 2nd Ave. NW, 14th St. NW and 7th St. NW

Motion by Samantha Green, seconded by Steven White, to recommend approval of Ordinance 2025-XX Approving the Rezoning of Property associated with the PIPER RAMSEY ADDITION Plat from R-3, Medium Density Residential to R-4, High Density Residential, based on the findings and criteria presented. The motion passed on a 7/0 vote.

2 Resolution 2025-XXX Approve the Preliminary and Final Plats for Piper Ramsey Addition

Motion by Samantha Green, seconded by Steven White, to recommend approval of Resolution 2025-XXX Approving the Preliminary and Final Plats of PIPER RAMSEY ADDITION based on the findings and criteria presented. The motion carried on a 7/0 vote.

- 3 Resolution 2025-XXX Approve a CUP for Group Residential Care in R-4, Greater than 17 Residents

Motion by Tina Wilson, seconded by Steven White, to recommend Resolution 2025-XXX Approving a Conditional Use Permit for a Residential Care Facility Service 17 or More Persons Associated with the Plat of PIPER RAMSEY ADDITION based on the findings and criteria having been met as presented. The motion passed on a 7/0 vote.

- 4 Resolution 2025-XXX Approve Variance for Parking and Accessory Structure Setbacks

Motion by Steven White, seconded by Tina Wilson, to recommend approval of Resolution 2025-XXX Approving Parking and Accessory Structure Setback/Variations Related to a Residential Care Facility Use Associated with the PIPER RAMSEY ADDITION PLAT, based on the findings and criteria as presented. The motion passed on a 4/3 vote, with Commissioners Green, Jackson, and Chair Ackman dissenting.

- 5 Resolution 2025-XXX Approve Variance for Reduction in Landscape Standard

Motion by Steven White, seconded by Tina Wilson, to recommend approval of Resolution 2025-XXX Approve Variance for Reduction in Landscape Standards related to a Residential Care Facility Use Associates with the PIPER RAMSEY ADDITION PLAT based on the findings and criteria as presented. The motion passed on a 6/1 vote, with Jackson being the only dissenting vote. Harry Davis then asked Barton Jackson why he voted this way, and Jackson stated that he was just being consistent with his vote on the previous variance.

- B. Resolution 2025-XXX Approve Jasy First Addition Final Plat

McGillivray-Rivas stated that the applicants have requested that this matter be tabled until the next meeting on November 17th. Tina Wilson made a motion to table the matter until the November 17th Planning Commission meeting, seconded by Barton Jackson. The motion passed on a 7/0 vote.

4. Requests to be Heard - NONE
5. Items for Discussion - NONE
6. Routine Business - NONE
7. Board & Commissions Updates & Reports

Davis provided a short update on the last City Council action.

8. Adjournment

Motion by Tina Wilson, seconded by Barton Jackson, to adjourn the meeting at 6:58 p.m. The motion passed on a 7/0 vote.

By: _____



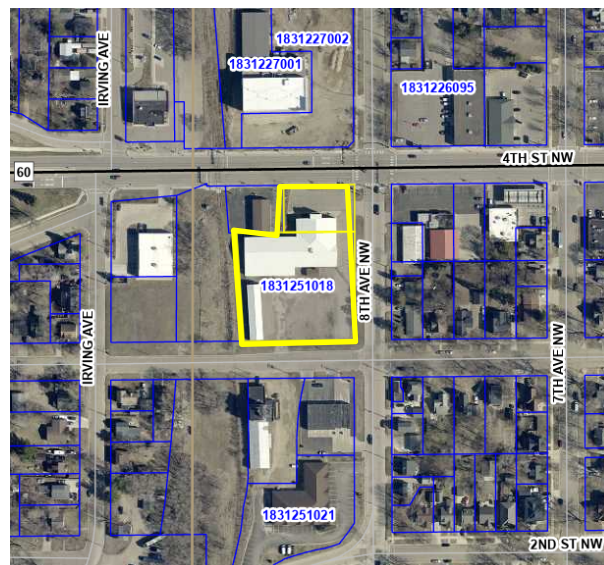
Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: Harry Davis, City Planning Manager
FROM: Mark DuChene, Director of Engineering
MEETING DATE: November 19, 2025
SUBJECT: Jasy First Addition/801 4th St NW – COMP, ZMA, PPL; FPL

Request:	The applicant requests a final plat to combine two lots.
Recommendation:	The City Planning Manager recommends the Planning Commission forward the final plat to City Council and recommend approval.
Recommended Motion:	Motion to forward the final plat to City Council and recommend approval, with findings and conditions as recommended.

Request:

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



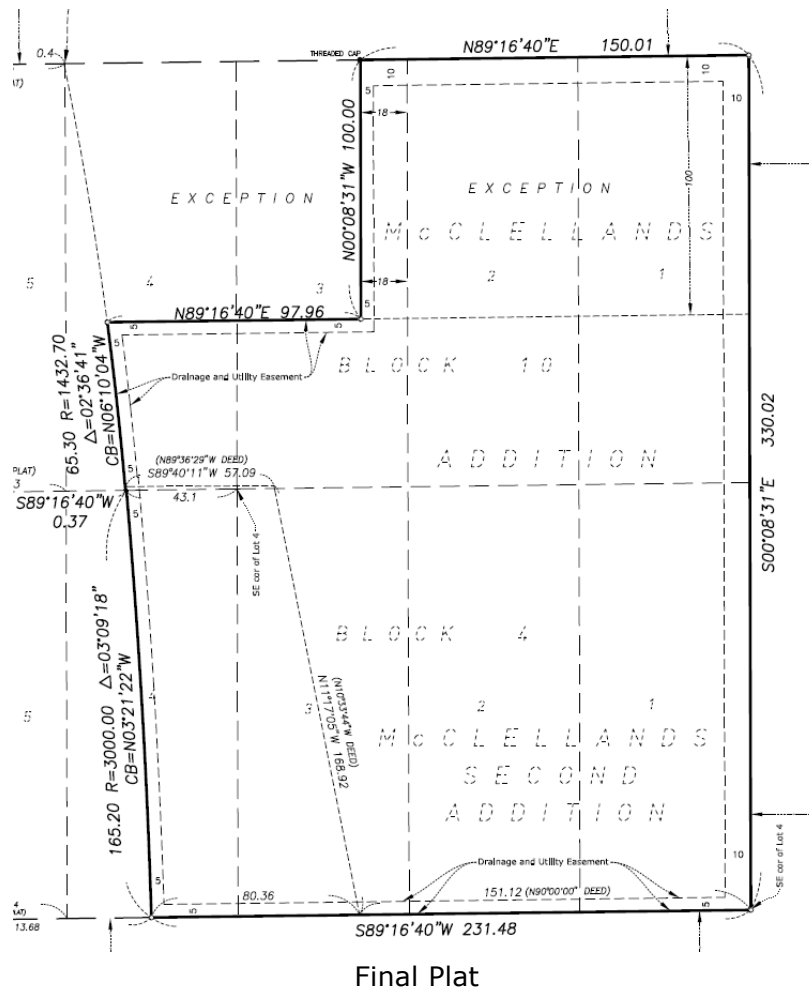
Location at 4th St NW and 8th Ave NW

Background and Project Description:

The subject property is adjacent to an active railroad line to the west with commercial and undeveloped properties zoned C-2 and I-2 beyond the railroad. To the north and northwest is a car wash and a storage facility/apartment PUD complex across 4th St NW, all zoned C-2.

Commercial and residential properties zoned C-2 and R-3 are across 8th Ave NW to the east, and commercial and industrial properties zoned C-2 and I-2 across 3rd St NW to the south.

The site is fully developed with existing structures, paved surfaces utilized for parking, drive aisles and a storage yard. 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, 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 site is located in the NW ¼ of Section 31 Township 110N, Range 20W and contains parts of Lots 1, 2, 3, 4, and 5 in Block 10, McClelland's Addition and parts of Lots 1, 2, and 3 in Block 4, McClelland's Second Addition.

The proposed development will be completed by:

Owner: County E, LLC and Nate Snyder (after purchasing from Lampert Yards, Inc)
Surveyor: Rehder & Associates

The areas within the plat include:

Lot 1, Block 1	~1.60 acres	(~69,721 sf)
ROW	0.00 acres	(0 sf)
Total	2.51 acres	(~69,721 sf)

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 Summary

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

Zoning Map Summary

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

Preliminary and Final Plat

Summary. The final plat generally meets 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 exist on the property. Approval is conditioned on the follow items being addressed:

Existing Easements

All existing easements 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. Ten (10) foot public drainage and utility easements shall be designated along the plat boundary and public rights-of-way except for 3rd St NW where it shall be a five (5) foot easement to accommodate an existing structure. Interior public drainage and utility easements along the property's western boundary shall be five (5) feet 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. Name and address of owner, at the time of platting, and surveyor.
 - ii. Date of plat creation and amendments.
 - iii. Statement for dedication per ordinance.
 - iv. Signature blocks reflecting 'Jessica L. Kinser' for City Administrator and 'Thomas J. Spooner' for Mayor
 - v. Notarized certification of surveyor.
 - vi. Signatures from all owners and persons of interest in the property, including mortgage holders.
- All taxes and special assessments paid.
- Sign and record a Development Agreement alongside the plat.
 - i. The Development Agreement will have a requirement to enter into an Encroachment Agreement regarding the existing sign located in the proposed drainage and utility easement along 4th St NW.

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. Part of the project requirements at building permit will be to remove the northern driveway access on 8th Ave NW and restore the ROW.

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 60-foot wide, five-lane, urban roadway and is within a 80-foot right-of-way with a sidewalk both sides. One (1) driveway access to 4th Street SW is existing and proposed to remain. No other public improvements are proposed.

8th Avenue NW

The site is west of and adjacent to 8th Avenue NW a minor collector. 8th Avenue NW is constructed as a 44-foot wide, two-lane urban roadway with parallel parking on both sides. There are two existing driveways onto 8th Avenue and the northernmost driveway shall be removed by the Developer. 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 40-foot wide, two-lane urban roadway and parallel parking on both sides. One driveway access to 3rd Street NW is existing and proposed to remain. 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 routed to the existing storm sewer in 4th Street NW and 8th Avenue 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.

Future 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 future project 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.

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 8th Avenue NW. Existing utilities have sufficient capacity to serve the proposed development.
7. *Phasing and Development Schedule.* Presuming the City Council approves the 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 redevelopment to take place in 2026.

Public Comment

This project was noticed in the newspaper on October 23, 2025 and neighborhood notices were sent to all properties within 350 feet. Planning Commission continued this project at the November 3, 2025 meeting to this

November 17 meeting, so notices were not republished. 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 November 4th, 2025. 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 request to City Council and recommend approval.

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 Final Plat approval for the JASY FIRST ADDITION, associated with the property (the "Property") legally and graphically described in Exhibit A; and

WHEREAS, the proposed plat of JASY FIRST ADDITION seeks to combine two parcels into one platted lot to remove current parcel boundaries dividing an existing structure and facilitate redevelopment; and

WHEREAS, City Staff reviewed the Applicant's request 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 November 17, 2025, following proper notice, held a public hearing regarding the applications; and

WHEREAS; the Planning Commission made a recommendation to the City Council to approve the proposed final plat of JASY FIRST ADDITION as depicted in EXHIBIT B, based on the following findings as required by section 12-210 of the City's Uniform Development Ordinance:

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

Finding: The Applicant applied for the final plat shortly after

approval of 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; and

WHEREAS, 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.

WHEREAS, the City Council held a public meeting on November 25, 2025, to consider the Applicant's request for final plat approval of JASY FIRST ADDITION; and

WHEREAS, based upon the staff report, the results of the public hearing, and written findings of the Planning Commission, the City Council concurs with the written findings of the Planning Commission and make the identical findings.

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

Section 1. Final Plat Approval. The City Council hereby approves the final plat of JASY FIRST ADDITION included in Exhibit B, respectively, subject to the following conditions:

1. The Applicant or Owner must 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.
2. The Applicant or Owner must address, to the satisfaction of the

City, all plat-related comments and general clean-up items from City Staff and the City Attorney.

3. The Owner and the City must enter into a Development Agreement that is satisfactory to the City Attorney.
4. Concurrent with the recording of the final plat, the Owner must enter into an Encroachment Agreement with the City, to the satisfaction of the City Engineer and City Attorney, that addresses any encroachment into the plat's proposed drainage and utility easements.
5. Before recording the final plat, the Owner must pay all applicable taxes and fees.
6. 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.
7. The final plat shall be recorded with the Rice County Recorder's Office within twelve (12) months following City Council approval, or it shall be deemed null and void, unless the City Council extends the deadline to record the final plat.
8. The Applicant or Owner shall provide the City Engineer with a signed Mylar copy of the final plat as soon as possible after all signatures have been obtained and after the final plat has been successfully recorded at Rice County.
9. The Applicant or Owner shall provide the City Engineer with a final plat in a digital format suitable to the City Engineer as soon as possible after the final plat has been successfully recorded at Rice County.

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.

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Date Adopted: November 25, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

EXISTING 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 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.



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: Harry Davis, City Planning Manager
FROM: Leslie McGillivray-Rivas, Planner I
MEETING DATE: November 17, 2025
SUBJECT: Mighty Fine Coffee/127 14th St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat; Variance(s); Conditional Use Permit

Background:

Mighty Fine Coffee (the applicant) submitted revisions to their previously approved plans. However, staff is still working with the applicant on verifying the necessity of their revised requests and polishing the applications and documents. Staff requests that Planning Commission table these items to the next Planning Commission meeting, which is December 1, 2025.

As a note, not all of the requested applications will be necessary to move forward. Staff will remove applications from the list at the next meeting that are not needed.

Recommendation:

Continue the requests to the next Planning Commission on December 1, 2025.

Attachments: