



PLANNING COMMISSION MEETING MINUTES

MONDAY, March 21, 2022

6:00 PM

1. Call to Order/Roll Call

Members Present: Dave Albers, David Campbell, Barton Jackson, Steve White and Chair Ackman

Members Absent: Faysal Ali and Samuel Temple

2. Approve the March 7, 2022 Regular Meeting Minutes.

A motion was made by Commissioner Albers and seconded by Commissioner Jackson to approve the minutes of March 7, 2022 as presented.

Motion passed on a 5/0 vote.

Chair Ackman makes an announcement regarding procedures and background and then turned it over to David Wanberg for presentation.

3. Public Hearings

- A. Resolution 2022-xxx Approve a Conditional Use Permit for the Development of an Enclosed Loading Dock in the Shoreland Management District at the Faribault Woolen Mill at 1500 NW 2nd Avenue

Wanberg began his presentation with Paul Mooty (the Applicant, who was present), on behalf of Adrian Mill Holdings, LLC (the Owner), requested a conditional use permit to develop an enclosed loading dock on the east side of the Faribault Woolen Mill building at 1500 NW Second Avenue. The subject property is in the I-2, Heavy Industrial District and the Shoreland Management District. The Shoreland Management District requires a conditional use for industrial development in the district to help ensure that development does not adversely affect the quality of adjacent surface waters. In this case, the proposed enclosed loading dock would be constructed over the top of existing impervious material. Therefore, the proposed dock will not increase impervious coverage and stormwater runoff to the adjacent river.

City Staff notified the Minnesota Department of Natural Resources (DNR) of the proposed loading dock. DNR Staff noted that the proposed development would not adversely affect the adjacent river. However, the DNR encourages the Owner to

provide additional green space and stormwater management practices when and where feasible. The Owner has indicated a desire to green the property further and will work with City Staff on plans in the near future.

City Staff supports the Applicant's conditional use permit request. The proposed addition will be consistent with the appearance and character of the existing building. The existing loading dock on the east side of the Faribault Woolen Mill requires trucks to back into the dock from 2nd Avenue NW, which is not ideal from a traffic safety point of view. The proposed loading dock would eliminate the need for trucks to back into the dock from 2nd Avenue NW. Consequently, the proposed dock will improve truck circulation and reduce the chance of traffic conflicts on 2nd Avenue NW.

Although the proposed dock would eliminate parking spaces in this area, the Applicant believes there is sufficient parking elsewhere on the site, so parking should not be a problem. Furthermore, the Applicant is coordinating with City Staff on other site improvements, including refined parking and additional green space. Given the traffic safety concerns with the existing dock, City Staff supports the City's approval of the proposed dock now, while allowing City Staff and the Applicant to work on other site improvements.

After Wanberg's presentation, Chair Ackman opened the matter up for discussion. No one spoke.

Chair Ackman then opened the matter up for public hearing at 6:06 p.m. Mr. Mooty came forward to briefly offer his appreciation for this realizing it is a safety issue.

Carol Jannsen, 333 14th Street then came forward to speak as wondering if it was going to affect her property. Chair Ackman explained the reason she received the letter and Mr. Mooty and Ms. Jansen then spoke at the TV screen for a moment. Chair Ackman then closed the public hearing at 6:09 p.m. Commissioner White then saluted them for fixing the safety issue.

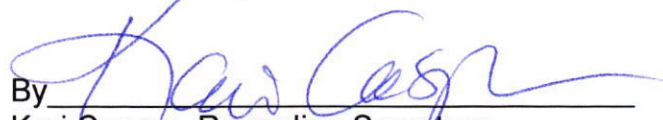
A motion was made by Commissioner White and seconded by Commissioner Jackson having met the findings recommends approval for the Development of an Enclosed Loading Dock in the Shoreland Management District at the Faribault Woolen Mill at 1500 NW 2nd Avenue as presented.

Motion passed on a 5/0 vote.

5. Adjournment

Chair Ackman requested a motion to adjourn. Commissioner Jackson made a motion to adjourn seconded by Commissioner Campbell. Meeting was adjourned at 6:10 p.m. Motion carried unanimously.

Dated March 21, 2022.

By 
Kari Casper, Recording Secretary