



## PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, MAY 18, 2026

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
  - A. Ordinance 2026-XX Vacate a Portion of Storm Sewer Easement at 105 Riverchase Ct
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.

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## PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, MAY 4, 2026

6:00 PM

### Meeting Items

1. Call to Order/ Approve Agenda

A regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chair Barton Jackson. Members present were Chuck Ackman, Ed Miglio, Michael Salt, Emily Shaw, Tina Wilson, and Chair Barton Jackson. Staff present included Harry Davis, City Planning Manager; Leslie McGilivray-Revas, City Planner I; and Kari Casper, Administrative Assistant II.

A motion was made by Tina Wilson, seconded by Ed Miglio, to approve the agenda as presented. The motion passed unanimously.

2. Approval of the Minutes

A motion was made by Tina Wilson, seconded by Michael Salt to approve the meeting minutes as presented. The motion passed unanimously.

3. Public Hearings

A. Resolution 2026-XXX Approve a Conditional Use Permits for Multi-Family on Lot 1, Block 2, Riverchase Addition

Harry Davis gave a presentation on behalf of Ryan Nolander the applicant for Hamilton Real Estate, regarding the request for a recommendation to approve a CUP for Riverchase II. Davis stated that it meets all the criteria for granting a CUP. The proposed apartments, building height, and density of units are a reasonable request and help facilitate the planned redevelopment of this area. City staff are not aware of any issues with current traffic near the property and don't anticipate future issues. The property and parking lot can easily accommodate the use and increased density without negatively impacting nearby properties. Chuck Ackman asked if this was the final phase or if there would be a Phase III. Harry Davis said yes, this is the final phase. Chair Jackson opened up the matter for public hearing at 6:09 p.m. Ryan Nolander of Hamilton Real Estate, Rochester, Minnesota came forward and answered a few questions regarding Phase I by stating that it is almost full; with the new buildings opening, people are moving between. Chuck Ackman asked about the parking and then the bike trail. Emily Shaw said that they did move the trail when they built the ponds. Nolander said that the only difference between Phase I and II would be that the building would be blue instead of green. Chair Jackson closed the public hearing at 6:10. Tina Wilson asked about the entitlements that are going along with this project. Harry Davis said that they will be getting a TIF and Tax Abatement.

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A motion was made by Michael Salt, seconded by Ed Miglio to recommend approval of Resolution 2026-XXX Approve a Conditional Use Permit for Multi-Family on Lot 1, Block 2, Riverchase Addition as presented. The motion passed unanimously.

4. Requests to be Heard

None.

5. Items for Discussion

None.

6. Routine Business

None.

7. Board & Commissions Updates & Reports

Harry Davis said that items for Hill Block and Child Care Centers in the PI districts went through the Council. Davis also said that data center went through the first reading. The council would like to see the development standards.

Chair Jackson did state that Commissioner Green had given notice to him that she would no longer be on the board. Chuck Ackman asked if anyone else was on any other boards and requested that we could rename this item to just "City Council Updates". Tina Wilson made a motion to rename item 7 on the agenda to be called "City Council Updates", and actually it should be item 8 since she moves that we separate the Call to Order and move the item of "Approve Agenda" as the second item. Her motion was seconded by Chuck Ackman. This motion passed unanimously.

8. Adjournment

A motion was made by Tina Wilson, seconded by Ed Miglio to adjourn the meeting at 6:19 p.m. This motion passed unanimously.

By: \_\_\_\_\_



## REQUEST FOR PLANNING COMMISSION

**TO:** Planning Commission  
**THROUGH:**  
**FROM:**  
**MEETING DATE:** May 18, 2026  
**SUBJECT:** Ordinance 2026-XX Vacate a Portion of Storm Sewer Easement at 105 Riverchase Ct

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**Background:**

**Recommendation:**

**Attachments:**

1. Staff Report
2. Ordinance 2026-XX Vacate a Portion of Storm Sewer Easement at 105 Riverchase Ct



**Staff Report to the Planning Commission**

**TO:** Planning Commission  
**THROUGH:** David Wanberg, CED Director  
**FROM:** Harry Davis, City Planning Manager  
**MEETING DATE:** May 18, 2026  
**SUBJECT:** Riverchase II/150 Riverchase Ct – VAC

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<b>Request:</b>	Applicant requests an easement vacation for Riverchase II.
<b>Recommendation:</b>	The DRC, City Engineer, and City Planner recommend approval of the easement vacation to City Council based on the findings and conditions in the attached ordinance.
<b>Recommended Motion:</b>	Motion to forward and recommend approval of the vacation request for Riverchase II to City Council, with findings and conditions suggested by city staff.

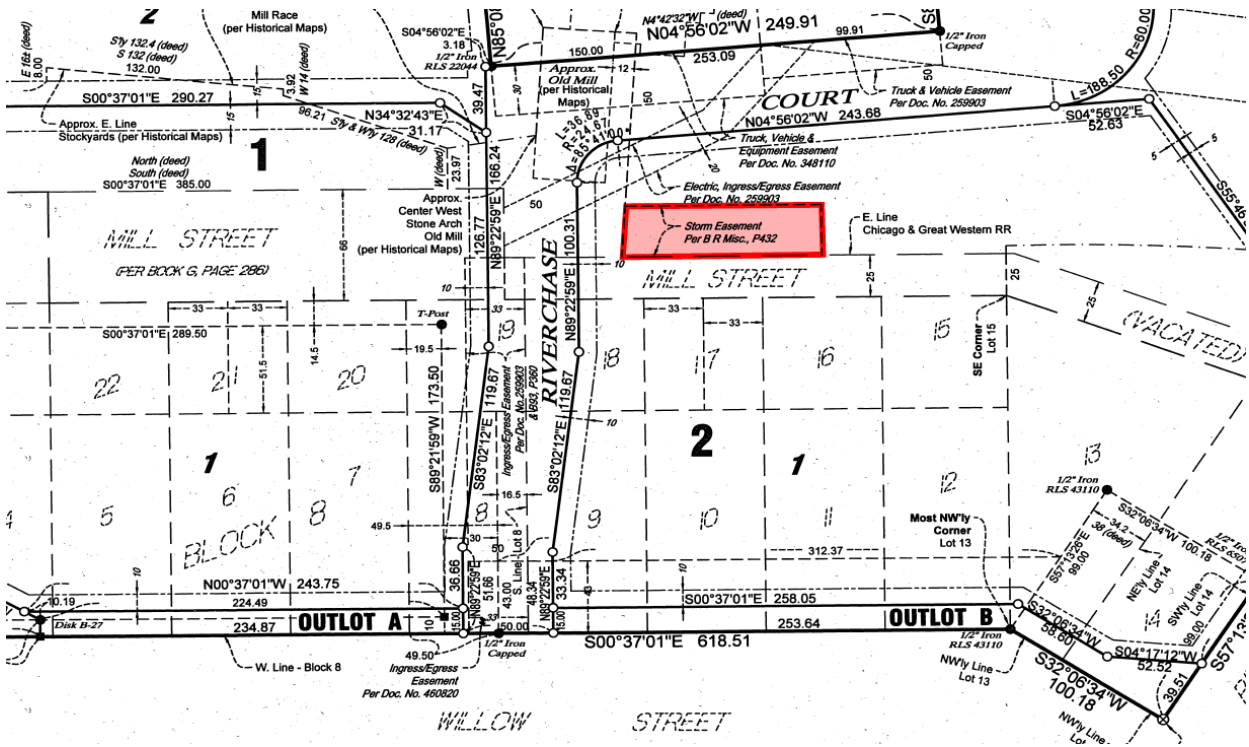
**Request:**  
 Ryan Nolander with Hamilton Real Estate (the “Applicant”) with approval from the City of Faribault (the “Property Owner”) requests vacating a storm sewer easement at 105 Riverchase Ct.



Location at 1<sup>st</sup> St SE/Riverchase Ct and Willow St

**Background and Project Description:**

The subject property is zoned CBD, Central Business District and contains approximately 117,000 square feet (2.69 acres) of land, as depicted in the attached plans. The proposed development includes Riverchase II, which recently received CUP approval (Resolution 2026-138).



Easement Vacation (Highlighted in Red)

**Discussion:**

The proposed easement vacation 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:

Easement Vacation

- 1. Easement Vacation Summary.** The proposed easement vacation will not infringe or deter use or enjoyment on other properties and is needed to facilitate development of the property.

Development Review Committee Recommendation. The City’s Development Review Committee (DRC) reviewed the proposed applications on May 5, 2026, and recommended approval of the easement vacation.

Public Comment. City Staff received no public comment prior to publishing this report. Notification for this item was published in the paper on May 7, 2026 and letters sent to property owners within 350-feet.

**Recommendation:**

The DRC, City Engineer, and City Planner recommend approval of the easement vacation to City Council based on the criteria and findings in the attached ordinance.

## **CITY OF FARIBAULT**

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### **ORDINANCE #2026-XX**

#### **VACATE A PORTION OF A STORM SEWER EASEMENT AT 105 RIVERCHASE CT**

**WHEREAS**, Ryan Nolander with Hamilton Real Estate (the "Applicant") with approval from the City of Faribault (the "Property Owner") requests vacating a storm sewer easement at 105 Riverchase Ct, depicted and legally described in Exhibit A; and

**WHEREAS**, City Staff reviewed the application and made a report to the Planning Commission; and

**WHEREAS**, the Planning Commission, on May 18, 2026, following proper notice, held a public hearing regarding the Applicant's request; and

**WHEREAS**, based on a review of the City Staff report and the results of the public hearing, the Planning Commission recommended approval of the Applicant's request per the following findings as required by Section 2-540 of the City's Unified Development Ordinance:

- 1. Criteria: No private rights will be injured or endangered as a result of the vacation.**

Finding: The easement is completely within the subject property and will not impact the private rights of other properties or property owners.

- 2. Criteria: The public will not suffer loss or inconvenience resulting from the granting of the requested vacation.**

Finding: The easement is completely within the subject property and the public will not suffer any loss or inconvenience with the requested vacation.

**3. Criteria: No written objection has been received, prior to the public hearing, from an adjacent property owner who did not join in the application.**

Finding: City staff received no objections to the easement vacation.

**WHEREAS**, the City Council conducted the first reading of this ordinance on May 26, 2026, and the second reading of this ordinance on June 9, 2026; and

**WHEREAS**, based on the City Staff's report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council concurred with the findings of the Planning Commission as stated in the above recitals and made identical findings.

**NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:**

**Section 1. Findings.** The recitals and exhibits in this ordinance are incorporated into this ordinance, and, where applicable, constitute the City Council's findings.

**Section 2. Vacation of a Storm Sewer Easement.** Pursuant to City of Faribault Unified Development Ordinance, Chapter 2, Article 10 and Minn. Stat. § 412.851, the City of Faribault hereby vacates the storm sewer easement situated in the City of Faribault, County of Rice, State of Minnesota, legally described and depicted in Exhibit A.

**Section 3. Authorization to take Additional Steps.** City Staff, City Consultants, and the City Attorney are authorized and directed to take any additional steps and actions necessary or convenient to accomplish the intent of this ordinance, including minor amendments to this Ordinance.

*(Remainder of this page intentionally left blank)*

**Section 4. Effective Date.** This ordinance shall be effective immediately upon its passage and publication according to the Faribault City Charter.

**First Reading:** May 26, 2026  
**Second Reading:** June 9, 2026  
**Publication Date:** June 16, 2026

**Faribault City Council**

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**Thomas J. Spooner, Mayor**

**ATTEST:**

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**Jessica L. Kinser, City Administrator**

**Exhibit A**  
**Easement Vacation Legal Description**

Beginning at a point in the east line of Mill Street in the Southeast quarter (SE  $\frac{1}{4}$ ) of Section 31, Township 110, north, range 20 west where a line parallel to and twelve feet south of a stone mill building intersects said easterly line of said Mill Street being at the southwest corner of lands of J.T. Usherwood; thence southerly along the easterly line of said Mill Street a distance of approximately one hundred, ten (110) feet; thence due east to the westerly right-of-way line of the Chicago, Rock Island and Pacific Railway Company; northerly along the westerly right-of-way line of said Chicago, Rock Island and Pacific Railway to a point where the south line lands belonging to said J.T. Usherwood, produced, would intersect said right-of-way line; thence westerly along the southerly line of said Usherwood lands, as produced, to point of beginning.

The center line of said thirty (30) foot strip of land, fifteen (15) feet on each side of said center line over which said easement is hereby granted is described as follows:

Beginning on the northerly line of the above description at a point fifteen (15) feet easterly of the easterly line of Mill Street in said City of Faribault and approximately four hundred, fifty (450) feet south of the south line of Division Street (vacated); thence southerly parallel to and fifteen (15) feet distant easterly from the easterly line of said Mill Street a distance of approximately one hundred, ten (110) feet and there terminating.

