



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, JULY 6, 2026

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
 - A. 2026-XXX Approve a Variance at 1910 5th St NW
 - B. Cavalry Hill Commons/3105 Hwy 60 W - Vacation; Preliminary and Final Plat; Variance
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.

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

HONESTY ▪ RESPECT ▪ DEDICATED ▪ VISIONARY ▪ ACCOUNTABILITY



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, JUNE 15, 2026

6:00 PM

Meeting Items

1. Call to Order

A regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chair Barton Jackson. Commissioners present were Chuck Ackman, Ed Miglio, Emily Shaw, Tina Wilson and Chair Barton Jackson. Staff present included Harry Davis, City Planning Manager; Leslie McGillivray-Rivas, Planner I.

2. Approve Agenda

A motion was made by Wilson, seconded by Miglio to approve the agenda as present. The motion carried on a 5/0 vote.

3. Approval of the Minutes

A motion was made by Wilson, seconded by Shaw, with a request to amend the meeting minutes to reflect Commissioner Greene's attendance at the June 1, 2026, meeting. Commissioner Wilson agreed to the motion's amendment. The motion carried on a 5/0 vote.

4. Public Hearings

1 Resolution 2026-186 Approve the Preliminary and Final Plats for Faribault Townhomes

A motion was made by Commissioner Ackerman, seconded by Commissioner Shaw to approve Resolution 2026-186 Approve the Preliminary and Final Plats for Faribault Townhomes as presented. The motion carried on a 4/1 vote, with Commissioner Wilson objecting.

2 Resolution 2026-187 Approve CUP for Multi-Family Use in C-2, Highway Commercial District at 921 1st St NE

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A motion was made by Commissioner Ackerman, seconded by Commissioner Shaw to approve Resolution 2026-187 Approve CUP for Multi-Family Use in C-2, Highway Commercial District at 921 1st St NE as presented. Included in the motion was a request that city staff review the on-street parking in the neighborhood. The motion carried on a 3/2 vote. Commissioner Wilson and Miglio voting nay. Commissioner Wilson objecting.

3 Resolution 2026-188 Approve Variance for Faribault Townhomes

A motion was made by Commissioner Ackerman, seconded by Commissioner Miglio to approve Resolution 2026-188 Approve Variance for Faribault Townhomes as presented. The motion carried on a 4/1 vote, with Commissioner Wilson objecting.

4 Resolution 2026-189 Approve CIC Plat #104 for Faribault Townhomes

A motion was made by Commissioner Ackerman, seconded by Commissioner Shaw to approve the Resolution 2026-189 Approve CIC Plat #104 for Faribault Townhomes as presented. The motion carried on a 4/1 vote, Commissioner Wilson objecting.

5. Requests to be Heard

None.

6. Items for Discussion

None.

7. Routine Business

None.

8. Updates & Reports

City Planning Manager Harry Davis noted that the data center development standards are to be deferred per the direction of City Administration and City Council.

9. Adjournment

A motion was made by Commissioner Wilson, seconded by Commissioner Miglio to adjourn the meeting at 7:10pm. The motion carried on a 5/0 vote.



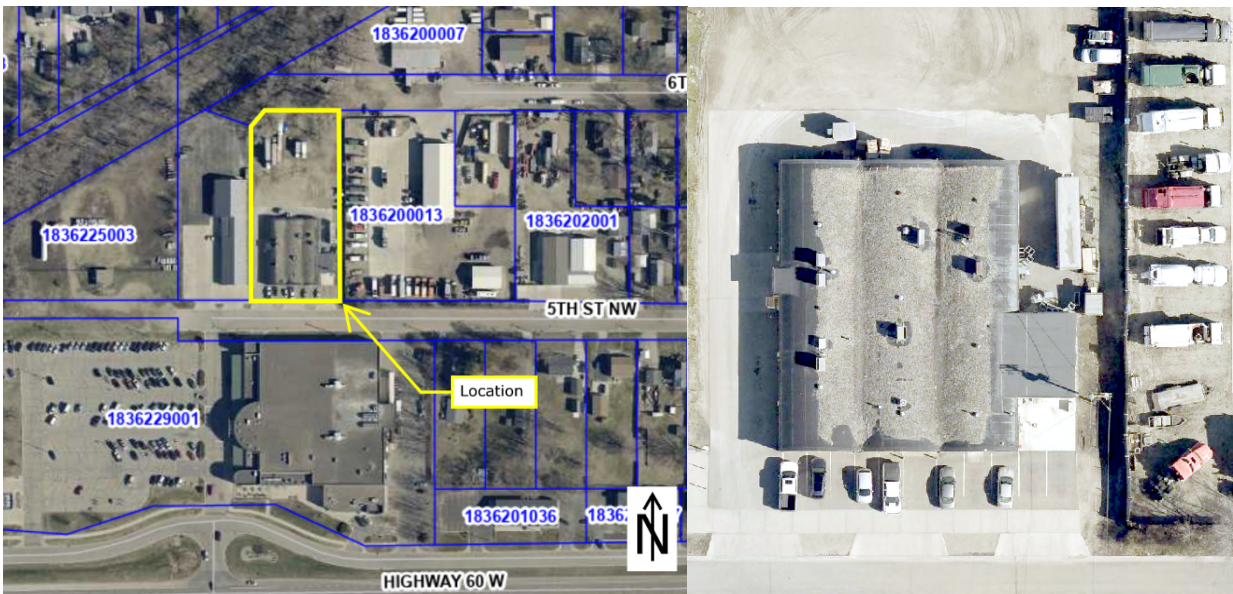
Staff Report to the Planning Commission

TO: Planning Commission
FROM: Harry Davis, City Planning Manager
 Leslie McGillivray-Rivas, Planner I
MEETING DATE: July 6, 2026
SUBJECT: Randy's Foods/1910 5th St NW –VAR

Request:	The applicant requests a variance for building encroachment into a side yard setback.
Recommendation:	The City Planning Manager recommends the Planning Commission forward the variance request to City Council and recommend approval.
Recommended Motion:	Motion to forward the variance request to City Council and recommend approval, with conditions.

Request:

Brad Moore (the Applicant), on behalf of Randy's Foods, LLC (the Owner), has requested approval of a variance to reduce the east side yard setback 3.83' to construct a building addition to the existing building at 1910 5th Street NW. The subject property is zoned L-I Light Industrial and approximately 1.06 acres.



Left: Location behind Hy-Vee along Hwy 60 W Right: Close-up of property.



Aerial view of Randy's Foods (center, left) and adjoining properties.

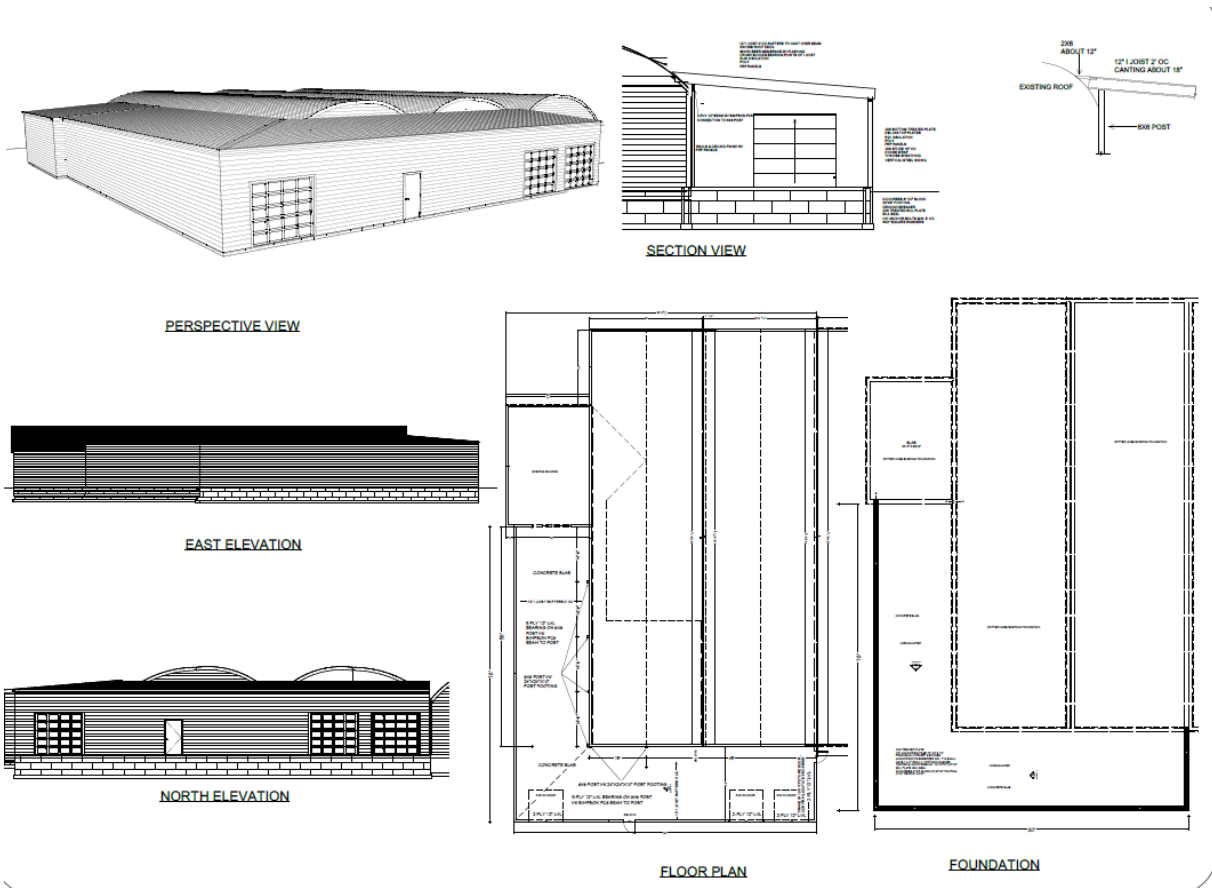
Background and Project Description:

The proposed building addition consolidates staging and dry storage areas into one location. Product is stored/received/shipped with a typical pallet system, which requires adequate aisle depth for pallet moving equipment within the interior of the addition. There will be three overhead doors providing two additional truck docks to increase manufacturing and distribution capacity. Along the eastern property line, the new addition will be up to 11 feet from the property line, which requires a variance.

Since 1990, Randy's Foods has adapted and reused a former meat processing facility, transforming it into a robust business for manufacturing pizza. In 2021, a variance was granted to allow the placement of a 20 x 30 cooler on the east side of the building. The cooler placement was permitted to encroach 6' into the 15' side yard setback as the applicant demonstrated a practical difficulty in the need for refrigeration adjacent to the production area. As the business continues to expand its operation and distribution, additional space is needed to adapt and evolve the building footprint.

Table 1 – Variance Table

Variance Issue	Requirement	Proposed	Variance
I-1 Setbacks (Sec 12-110, Table 12-2)	Side Yard Setback of 15-feet	11-foot Setback	4-feet



Proposed Addition Plans

Discussion:

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

Variance Findings Summary

As stated in Section 2-420 of the City's Unified Development Ordinance, variances are intended to provide a means of departure from the literal requirements of this ordinance where strict adherence would create practical difficulties due to the unique circumstances of the property.

The property currently has legal, two-way driveway access to the shipping and receiving area from 5th Street on the western perimeter. Semi-trucks and box trucks have accessed a single rear garage door through skillful turning movements while maneuvering on and off site. When on site, semi-trailer spaces 55-feet by 10-feet, plus necessary additional maneuvering space. Parking for current employees and a limited number of walk-up customers is provided with front-door parking onsite and public street parking. This ensures the northern portion of the lot is clear for truck maneuverability and parking.

Corresponding with future placement of an improved parking lot in the northern portion of the lot, an area for stormwater management will likely be

required. Those two circumstances constrain the programming of the site to meet city requirements. When accounting for interior programming, the building is from the 1950s and modified over time for the current business which has operated in there since the 1990s. The cooler on the east side and overall product and components circulation require that storage be added on the north and east sides, otherwise a complete reorganization of the building would be required. This is not feasible as the cooler is a specialized and fixed use.

The variance request seeking ability to expand the building footprint 3' into 15' side yard meets the definition of practical difficulty not created by the applicant due to the constraints of the existing building placement, the limitations of the platted lot, and singular street access point. The City could broadly interpret that the location of the existing building on the site and the layout of the building's internal uses create practical difficulties preventing the Applicant from constructing a building addition consistent with the City's ordinances. In addition, the City could find that any reasonable use or reuse of the property (short of complete redevelopment) would require a variance (similar to the one requested) to ensure reasonable use of the property.

Access and Parking

Northern Access to 6th St NW

An unimproved city right of way is located north of the property. The right of way will remain unimproved due to the existing nonconformities of the surrounding properties. Existing nonconformances include two business structures (UPS and an auto repair facility) not meeting building, loading and parking setbacks, the limitation of connectivity as the right of way terminates north of the Randy's Food property and the inability to expand the paved cul-de-sac bulb width and right of way to meet city standards.

In review with the City Engineer and Public Work Director, it was determined that an increase in semi truck traffic on 6th St NW is not desired. 6th St NW is not designed to support industrial transportation and is directly adjacent residential neighborhood properties. A limited use agreement was executed between the city and Randy's Foods for use of a portion of the unimproved right of way north of Randy's Foods. The agreement provides the ability to use the unimproved surface to expand fencing perimeters and truck parking of Randy's Foods. The agreement is not a permanent arrangement and may be terminated by either party.

Current and Future Parking

With the proposed expansion, additional employee parking is required. The applicant has entered into a lease agreement with an adjoining property owner to accommodate a portion of parking for a limited time. Once the

lease expires, should an alternative off-site parking not be found, employee parking will be required to be placed within the property boundaries on an improved surface.

Public Comment

City staff received no public comment prior to publishing this report. Notification for this item was published in the paper on June 15, 2026, and letters were sent to property owners within 350 feet.

Development Review Committee Recommendation

On Jun 19, 2026 2nd, 2025, the city's Development Review Committee (DRC) reviewed the proposed applications and recommended approval.

Recommendation:

The DRC and City Planning Manager recommend Planning Commission forward and recommend approval of the variance based on the criteria and findings in the draft resolution, with conditions of approval.

CITY OF FARIBAULT

RESOLUTION #2026-XXX

APPROVE A VARIANCE AT 1910 5TH STREET NW

WHEREAS, Brad Moore (the Applicant), on behalf of Randy's Foods, LLC (the Owner), requested a side yard variance to construct a building addition at the east side of the existing building at 1910 5th Street NW (the subject property), legally described in Exhibit A; and

WHEREAS, the subject property is in the I-1, Light Industrial zoning district; and

WHEREAS, the Applicant requests placing a building addition up to 11 feet from the eastern property line as shown in Exhibit B; and

WHEREAS, under Appendix B UDO (the Unified Development Ordinance) Chapter 12, Article 1, Section 12-110, Table 12-2 requires a minimum side yard setback of 15-feet; and

WHEREAS, under Appendix B UDO, Chapter 2, Article 9, Sec 2-420, variances are intended to provide a means of departure from the literal requirements of this ordinance where strict adherence would cause practical difficulties because of unique circumstances related to the property; and

WHEREAS, City Staff completed a review of the application and made a report to the Planning Commission pertaining to said request, attached as Exhibit C, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on July 6, 2026, following proper notice, held a public hearing regarding the requests, and following said public hearing, the Planning Commission recommended approval of the requested

variances based on the following findings as required by Section 2-460 of the City's Unified Development Ordinance:

1. The variance is in harmony with the general purposes and intent of the City's ordinances.

Findings: The subject property is in an industrial zoning district. The intent of the zoning district is to provide locations for the production, manufacturing, and distribution of goods. The requested variance would allow the subject site to continue preparing and distributing food products without adversely affecting neighboring properties and the public. While setbacks have some aesthetic purpose, the practical purposes of setbacks are to ensure health, safety, and welfare. Light and air will not be an issue associated with the encroachment. Fire safety is encapsulated in building code and building review, which will address safety for both the project and the adjoining property. Therefore, the requested variance is in harmony with the general purposes and intent of the City's ordinances.

2. The variance is consistent with the Comprehensive Plan.

Findings: The Journey to 2040 Comprehensive Plan guides the subject property for a commercial/residential mix. However, approval of the requested variance is consistent with the Comprehensive Plan's guiding principles to support and strengthen existing industries and encourage flexibility for positive change. The business on the subject property wishes to expand in a way that is no closer to an adjacent neighbor, but will significantly support their operation and allow them to continue growing in Faribault.

3. The applicant proposes to use the property in a reasonable manner not permitted by the City's ordinances.

Findings: The proposed building addition on the east and north side of the existing building optimizes the area not utilized for transportation routes and parking. The building addition cannot be moved or it would be detrimental to business operations. The building use would greatly expand room for keeping dry storage-compatible products, freeing up area within the existing building for operations. Additional product may be bought and stored in the proposed storage area, which would reduce operational costs. Placing the addition anywhere else would necessitate complete redevelopment of the property, which is not the goal. The proposed addition would not

adversely affect neighboring properties or the public. Therefore, the City could find that any reasonable use or reuse of the property (short of complete redevelopment) would require a variance (similar to the one requested) to ensure reasonable use of the property. In summary, the requested variance is a reasonable request.

4. Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has not had control.

Findings: This property was developed with the existing building in 1952 under previous ownership. The building is placed close to the ROW and is set close to the eastern property line to facilitate access and transportation on the west side. Although there is ROW to the north, it is unbuilt and cannot be considered another access point. Because of the way the building and uses were placed, additional storage to reasonably support the business is confined to the proposed project area. The location of the existing building on the site and the layout of the building's internal uses create practical difficulties preventing the Applicant from constructing a building addition consistent with the City's ordinances. Therefore, there are unique circumstances that apply to the property that are not of the current property owner's doing.

5. The variance does not alter the essential character of the neighborhood.

Findings: The surrounding properties in the industrial zoning district have numerous nonconforming conditions. Many other buildings in the area are closer to property lines than the proposed project. The proposed building addition would not stand out as an unusual condition that would alter the neighborhood's character.

6. The variance requested is the minimum variance which would alleviate the practical difficulties.

Findings: The proposed addition incorporates the building expansion into the site where it has the least conflict with other site programming elements along the east side and north side of the building. The width and depth of the expansion allows for internal circulation and typical storage design of the industrial area. The new addition would be

farther away from the property line than the previous addition approved with a variance.

7. Economic conditions alone do not constitute practical difficulties.

Findings: The variance request is based on a practical need for the subject property to function appropriately. Based on the findings above, there is a practical difficulty with the project that necessitates a variance.

WHEREAS, the City Council, at a public meeting, on July 14, 2026, considered the request and concurred with all findings of the Planning Commission and City Planner as stated in the above recitals and hereby makes the identical findings.

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

Section 1: Approval of the Requested Variance. The City Council hereby approves the requested variance in the building setback along the eastern property line (as required by Sec 12-110) to 11 feet from the property line for the proposed new addition. Said approval is based on the foregoing recitals, which are incorporated herein by reference, and which constitute the findings of the City Council, all of which are to protect the public's health, safety, and welfare.

Section 2: Conditions of Approval. The variance's approval is subject to conditions listed herein as authorized under Section 2-470 of City's Unified Development Ordinance, all of which are necessary to comply with the standards established by the City's ordinances, or to reduce or minimize the effect of such variance upon other properties in the area and to better carry out the intent of the variance. The conditions of the variance approval are as follows:

1. The site must be developed in a manner substantially consistent with the building addition plans attached as Exhibit B with this resolution. The Faribault Development Review Committee is authorized to approve minor revisions to the building addition plans that meet this resolution's intent.
2. The proposed building addition's materials and colors shall be compatible with the existing building, as approved by City Staff through the building permit process.

3. The exterior of the east wall of the proposed building addition shall be at least eleven feet from the subject property's east property line.
4. The approved side yard setback variance applies only to the proposed building addition. The approved variance does not allow additional building expansion in a manner inconsistent with the City's ordinances.
5. The Owner shall be responsible for verifying that the proposed building addition does not encroach into an existing easement. The Owner shall coordinate with Xcel Energy to ensure that the proposed building addition does not interfere with the existing overhead transmission lines that cross the property.
6. The Owner shall obtain a building permit from the City and all other applicable jurisdictions before starting construction on the proposed building addition.
7. Developers Agreement?

Section 3. Expiration of Variance. If substantial development or construction has not taken place within one (1) year of the date of approval of a variance, such variance shall be considered void unless a petition for a time extension has been granted by the City Council. Such extension request shall be submitted in writing at least thirty (30) days prior to expiration of the variance and shall state facts showing a good faith effort to complete work permitted under the original approval.

Section 4. Compliance. The City Council authorizes the Mayor, City Administrator, City Planner, and the City Attorney to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution. This may include minor changes to this Resolution and associated documents and exhibits

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Section 4: Effective Date. This resolution shall become effective immediately upon its passage and without publication.

Date Adopted: July 14, 2026

Faribault City Council

Thomas J. Spooner, Mayor

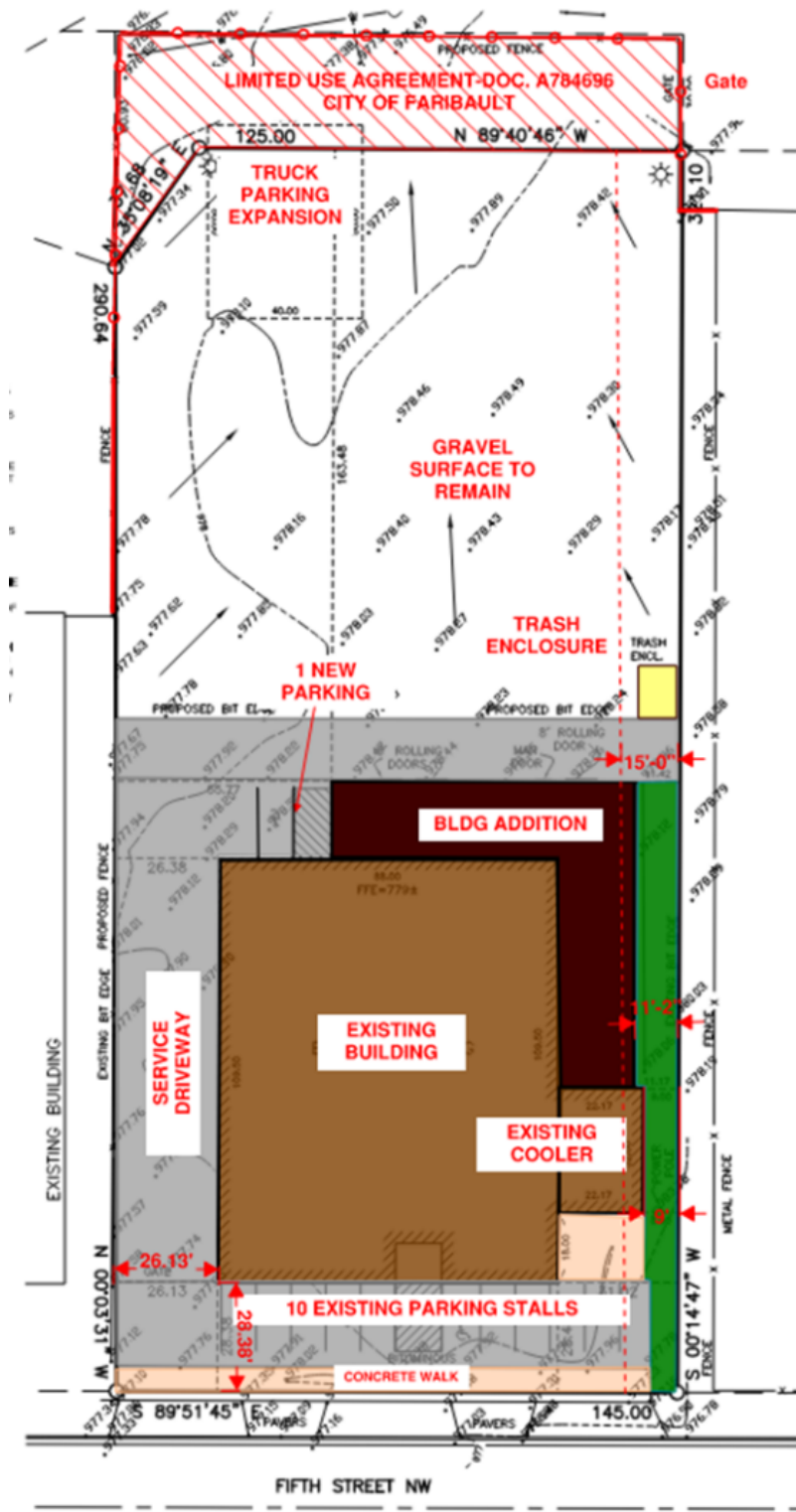
ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A Legal Description

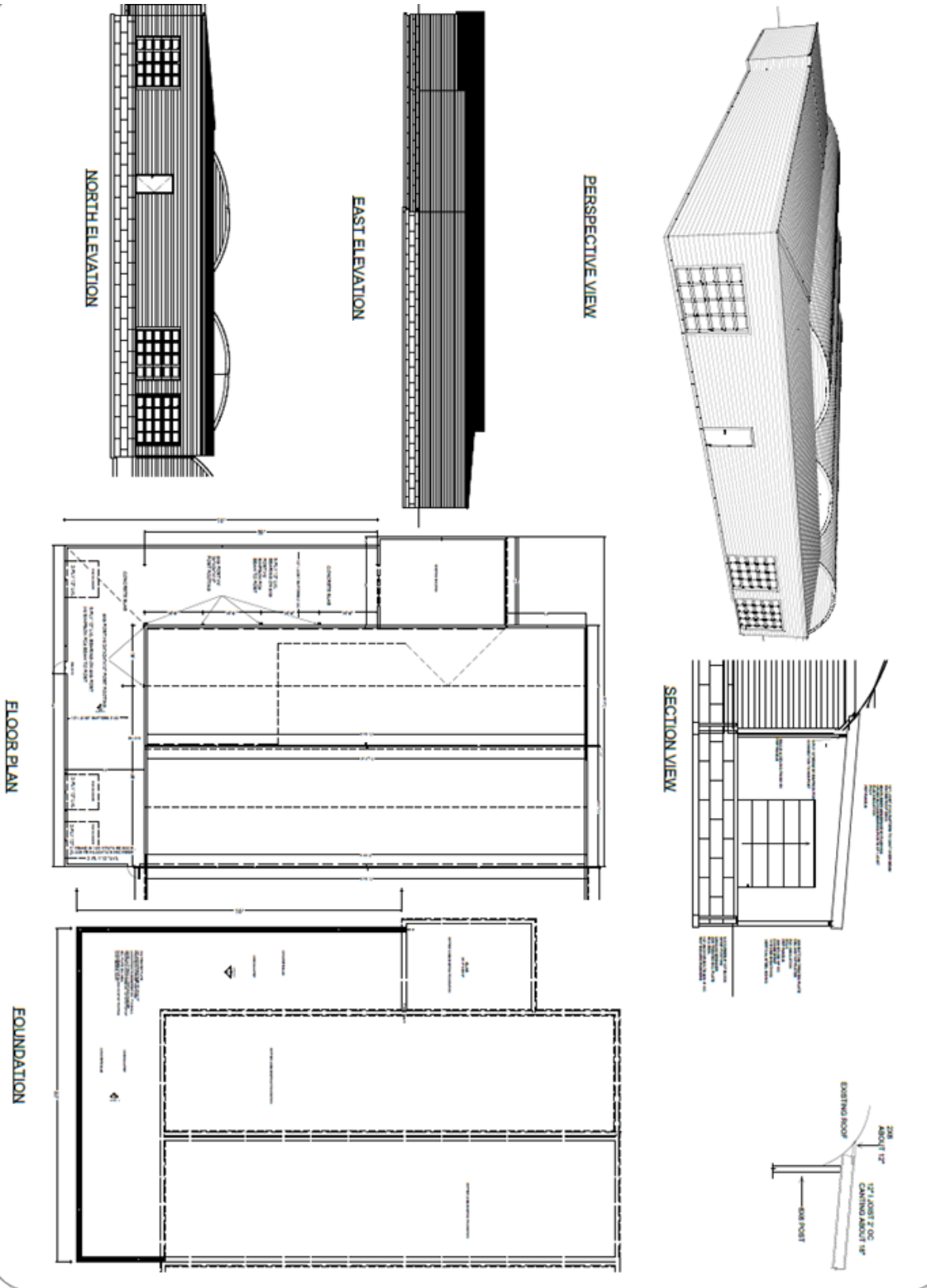
ALL THAT PART OF LOT 9 IN THE STATE SUBDIVISION OF THE NORTHWEST QUARTER (NW¼) OF SECTION 36 TOWNSHIP 110 NORTH RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF FARIBAULT, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING 395 FEET WEST OF THE INTERSECTION OF THE EAST LINE OF SAID LOT 9 WITH THE NORTH LINE OF FIFTH STREET NORTHWEST IN THE SAID CITY OF FARIBAULT (SAID STREET BEING 60 FEET IN WIDTH); THENCE WEST, ON THE NORTH LINE OF SAID FIFTH STREET NORTHWEST ABOUT 205 FEET TO A POINT 60 FEET EAST OF THE WEST LINE OF SAID LOT 9; THENCE NORTH, PARALLEL WITH THE SAID WEST LINE OF SAID LOT 9 APPROXIMATELY 271 FEET TO A POINT 60 FEET SOUTHEASTERLY (MEASURED AT RIGHT ANGLES THERETO) OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, GREAT WESTERN RAILWAY COMPANY; THENCE NORTHEASTERLY, PARALLEL WITH AND DISTANT 60 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT OF WAY LINE APPROXIMATELY 101.5 FEET TO THE SOUTH LINE OF THE PROLONGATION OF SIXTH STREET NORTHWEST IN SAID CITY OF FARIBAULT; THENCE EAST, ON THE PROLONGATION OF THE SOUTH LINE OF SAID SIXTH STREET NORTHWEST TO A POINT 395 FEET WEST OF THE INTERSECTION OF THE PROLONGATION OF THE SOUTH LINE OF SAID SIXTH STREET NORTHWEST WITH THE EAST LINE OF SAID LOT 9; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID LOT 9 APPROXIMATELY 319.5 FEET TO THE PLACE OF BEGINNING;
EXCEPTING THEREFROM THE WEST 60 FEET THEREOF.

Exhibit B Building Addition Plans



Site Plan

Exhibit B (Contd) Building Addition Plans



Building Plans

**Exhibit C
Staff Report**

(Attach after this page)



REQUEST FOR PLANNING COMMISSION

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: July 6, 2026
SUBJECT: Cavalry Hill Commons/3105 Hwy 60 W - Vacation;
Preliminary and Final Plat; Variance

Background:

Tim Peterson on behalf of Jeff Jandro Properties LLC submitted a vacation, preliminary and final plat, and variance for a new commercial subdivision at approximately 3105 Hwy 60 W. With consent from the applicant and property owner, City Staff requests continuing this project to the next scheduled Planning Commission meeting.

Recommendation:

Continue this project to the next Planning Commission meeting.

Attachments:



REQUEST FOR PLANNING COMMISSION

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: July 6, 2026
SUBJECT: Board & Commissions Updates & Reports

Background:

Recommendation:

Attachments: