



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, AUGUST 3, 2026

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. Public Hearings
 - A. Larson Properties Addition/1515 30th St NW - Preliminary Plat; Final Plat; Variance
 - 1 Resolution 2026-XXX Approve the Preliminary and Final Plats for Larson Properties Addition
 - 2 Resolution 2026-XXX Approve a Variance for Larson Properties Addition
 - B. Resolution 2026-XXX Approve a Conditional Use Permits for a Craftsman Studio at 1033 Faribault Rd
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, JULY 20, 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, Samantha Green, Ed Miglio, Emily Shaw, and Chair Barton Jackson. Staff present included City Clerk; Heather Slechta, City Planning Manager Harry Davis, and Leslie McGillivray-Rivas, Planner I.

2. Approve Agenda

A motion was made by Commissioner Ackman to approve the agenda, seconded by Commissioner Miglio to approve the agenda as presented. The motion carried on a 6/0 vote.

3. Approval of the Minutes

A motion was made by Commissioner Green to approve the minutes, seconded by Commissioner Shaw. The motion for approval of the meeting minutes carried on a 6/0 vote.

4. Public Hearings

A. Calvary Hill Commons/3105 Hwy 60 W and 3305 Hwy 60 W:

Harry Davis gave a summary of the applications noting that three motions will be made with planning commission recommendations. Jeff Jandro, property owner gave an overview of the applications and the development history, being that it has taken three years for the development proposal to evolve to the proposal which is being brought forward.

1. Ordinance 2026-xx Vacate a Portion of Calvary Drive at 3105 Hwy 60 W.

A motion was made by Commissioner Green, seconded by Commissioner Salt to approve Ordinance 2026-xx. Motioned carried unanimously, 6/0

2. Resolution 2026-XXX Approve the Preliminary and Final Plats for Calvary Hill Commons.

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A motion was made by Commissioner Green, seconded by Commissioner Shaw to approve. Motioned was approved unanimously, 6/0

3. Resolution 2026-xxx Approve a Variance for Calvary Hill Commons

A motion was made by Commissioner Ackman. Seconded by Miglio to approve. Motioned carried unanimously, 6/0

B. Resolution 2026-XXX Approve the Conditional Use Permits for a Residential Care Facility at 3015 Cardinal Ave.

Harry Davis gave background of the proposal, noting that the center is in operation at the property currently. He noted the State of Minnesota has enacted a change of licensure requirements which precipitated the need for the application.

Public Hearing: Kristine Owen-Katona, program director of Midwest Recovery spoke and confirmed there was a change in state licensure which precipitated the application and requirements. She gave a summary of the use of the property as residential use. She noted that there was another location within the community where residents receive services. Ms. Owen-Katona was joined by Raegan Brinkhaus, counselor who remained in the audience.

A motion was made by Commissioner Ackman noting correction of the address to be 3015 Cardinal Ave, seconded by Commissioner Salt to approve. Motioned carried 6/0

C. Resolution 2026-XXX Approve a Variance for 1116 4th Ave NW and 500 12th St NW

Staff gave a brief outline of the request and answered questions from commissioners regarding height and location fencing standards. Commissioners discussed the fence type proposed, the need for aesthetics to be considered for a fence or screen which will be located with high visibility from the public right of way, park, lake views and nearby residential property.

Public Hearing: The applicant's representative, Mike Staben of Hormel Foods answered questions regarding the proposal from the discussion. He stated the need nationwide for elevated security at the facility. Mr. Stabin stated that he considered the screening of chain link with green slats as having a better appearance than the current fencing.

Commissioner Salt expressed a desire to recommend that the type of fence be wrought iron with additional security measures incorporated. He stated a decorative fence could serve both the purpose of security and aesthetics. Commissioner Ackman gave insight from his experience from touring similar facilities statewide. He recalled the 4' front yard fence height restriction being used to when there are concerns with pedestrian and traffic visibility. Discussion ensued regarding commissioner's points of view.

The applicant's agent was called back to the podium to respond to commissioner concerns application. Commissioners asked the applicant if they would consider tabling the action for two weeks to allow the findings to be changed. The applicant stated that he preferred that action be made to move the action forward. He further stated that the budget was set for the project and that if the proposal was halted, it would be likely that the installation of any fence would not occur this year.

A motion was made by Commissioner Salt to approve with the condition that the fence be decorative along the public right of way on 13th Street and that area along 7th Ave. The motion seconded by Commissioner Green.

Staff reminded the commission that their changes to the fence type may require a conditional use permit, depending on the type of fence which could be proposed.

The motion was denied 2/4. Commissioner Ackerman, Miglio, Shaw, Jackson dissenting.

A Motion was made by Commissioner Ackman to approve, seconded by Miglio to approve. Motion was approved 4/2. Commissioner Green and Salt dissented.

5. Requests to be Heard

None.

6. Items for Discussion

None.

8. Updates & Reports

Randy's Food Variance.

9. Adjournment

A motion was made by Commissioner Miglio, seconded by Commissioner Salt to adjourn the meeting at 7:11pm. The motion carried on a 6/0 vote.

By: _____



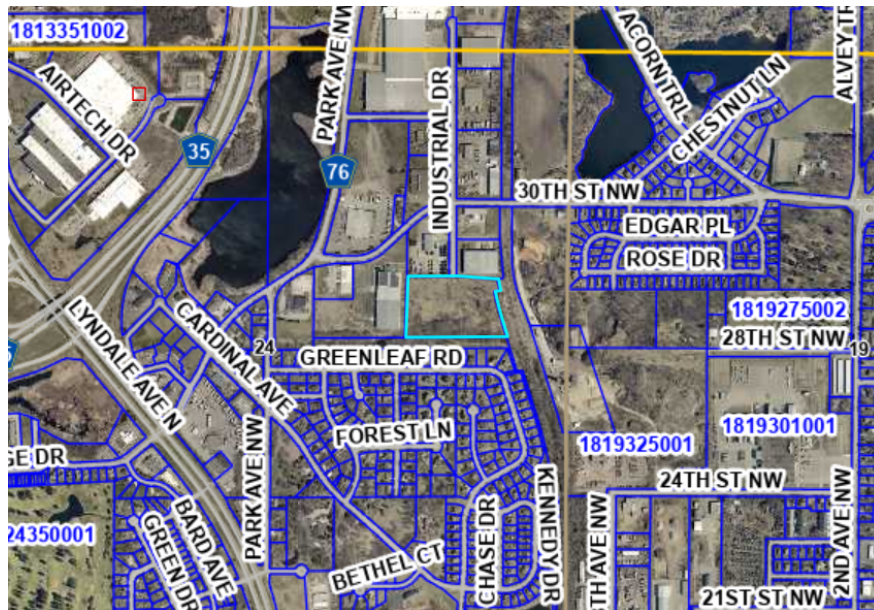
Staff Report to the Planning Commission

TO: Planning Commission
FROM: Harry Davis, City Planning Manager
 Mark DuChene, Director of Engineering
MEETING DATE: August 3, 2026
SUBJECT: All State Peterbilt/1515 30th St NW – PPL; FPL, VAR

Request:	The applicant requests preliminary plat and final plat approval, with a variance.
Recommendation:	The City Planning Manager recommends the Planning Commission forward the requests to City Council and recommend approval.
Recommended Motion:	Motion to forward the requests to City Council and recommend approval, with conditions.

Request:

John Schulte with Jones, Haugh & Smith Inc (Applicant) on behalf of Kyle Gillette from All State Peterbilt and Larson Properties LLC (Property Owner) requests preliminary plat and final plat, with a variance for properties approximately located at 31515 30th St NW. The subject properties are zoned I-P, Industrial Park across approximately 14.85 acres of partially developed property with an existing trucking business.



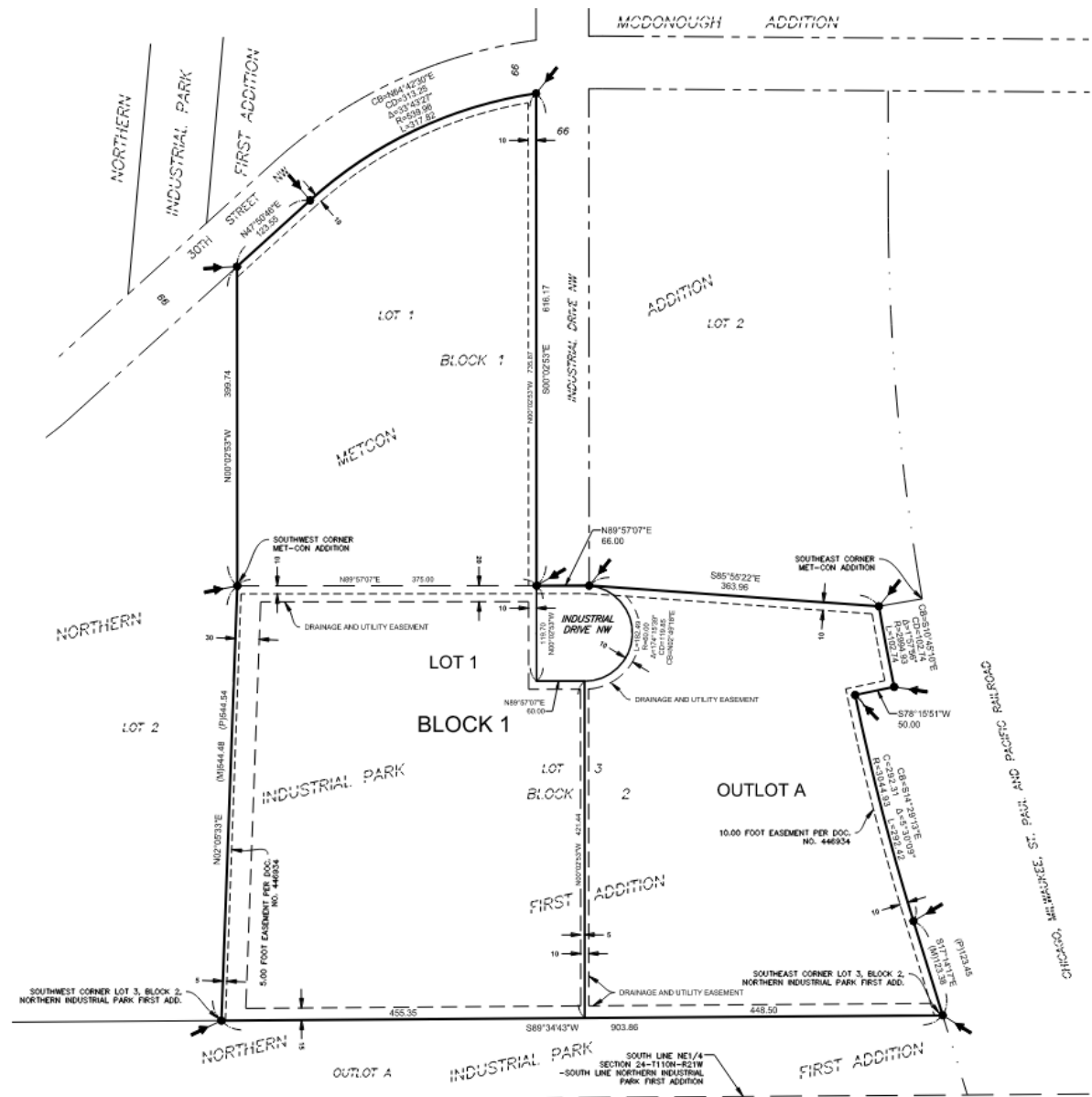
Location at 4th St NW and 2nd Ave NW

Background and Project Description:

The proposed plats and variance seek to facilitate an expansion for All State Peterbilt and create an outlot for stormwater and future development. Industrial Dr is proposed to be built and extended approximately 60' feet for a total length of Industrial Dr from 30th St NW at approximately 716 feet. The maximum length of a dead-end street is 650 feet, so a variance is required. The site is located in the Section 24 Township 110N, Range 21W.

Table 1 – Variance Table

Variance Issue	Requirement	Proposed	Variance
Dead-end streets (Sec 15-280(B))	[...] Culs-de-sac shall not serve more than twenty (20) lots nor be longer than six hundred fifty (650) feet in length [...]	Approximately 716 feet	Approximately 56 feet



Final Plat

The areas within the plat include:

Lot 1, Block 1	9.99 acres	(141,450 sf)
Outlot A	4.55 acres	(73,205 sf)
ROW	0.30 acres	(79,887 sf)
Total	14.48 acres	(109,077sf)

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:

Preliminary and Final Plat

Summary. The preliminary and final plats generally meet the criteria for approval. Details may be found in the resolution. Approval is conditioned on the follow items being addressed:

Existing Easements

- All existing easements noted in 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. Interior public drainage and utility easements shall be as shown on the submitted final plat. Final easement location and sizes shall be subject to review and approval of the City Engineer.

Conditions of Approval:

- On the plat
 - i. Clear labelling for ROW to be dedicated on plat.
 - ii. All proposed easements must be clearly shown and identified. This includes a 30-foot easement needed along the west side of Lot 1, Block 1, Met Con Addition.
 - iii. Name and address of owner and surveyor.

- iv. Date of plat creation and amendments.
 - v. Statement for dedication per ordinance.
 - vi. 'Jessica L. Kinser' for City Administrator and 'Thomas J. Spooner' for Mayor
 - vii. Notarized certification of surveyor.
 - viii. Signatures from all owners and persons of interest in the property, including mortgage holders.
- All existing easements noted in the title commitment must be clearly shown and identified.
 - All taxes and special assessments paid.
 - Applicant will need to submit full stormwater calculations before issuance of a grading permit.
 - A detailed construction cost estimate for the public improvements, grading and stormwater treatment system shall be submitted for the purposes of determining development security amounts.
 - A cost estimate for public improvements is required prior to recording and will be included in the Developer's Agreement.
 - Developer shall revise plat submittal documents according to comments in this report and other comments provided under separate cover prior to the plat being recorded.
 - Developer shall submit construction plans and specifications for the proposed project to the City Engineer for review and approval prior to any construction starting. Plans and specifications shall be designed to meet the City of Faribault standards and the latest editions of the Minnesota Department of Transportation Standard Specifications for Construction and the City Engineers Association of Minnesota Standard Specifications.
 - Developer shall enter into a development agreement prior to construction and shall submit the necessary financial security, and insurance.

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.*

Parkland dedication was satisfied in an earlier phase of subdivision platting. No new parkland shall be required as this subdivision does not increase intensity or number of lots.

3. *Required Basic Improvements.*

The proposed plat complies with design standards for basic improvements. One additional street light shall be required at the end of Industrial Dr. Any proposed site improvements shall comply with existing regulations, codes and ordinances.

4. *Street & Sidewalk Layout.*

Industrial Dr

The proposed development will be served by an extension of Industrial Drive a local roadway in the City's long-term transportation plan. Industrial Drive shall be constructed as a 37-foot (back of curb to back of curb) roadway with curb and gutter and terminate in a paved and curbed cul-de-sac with a minimum radius to face of curb of 45-feet. No sidewalks or trails are proposed within the development.

Developer shall submit a street signage layout plan for City approval as part of construction plan submittals. Developer shall be responsible for all costs associated with installing street name and regulatory signs within the development as directed by the City.

5. *Grading, Drainage, and Erosion Control.*

The development is located within the Cannon River vi Unnamed Creek (M-048-024) district as identified in the City's 2022 Surface Water Management Plan. Stormwater runoff generated within the site is proposed to be routed through a storm sewer system and water quality treatment is to be provided by two infiltration basins. Runoff is ultimately discharged to I-35 ditches and ultimately to the Cannon River to the east via an unnamed waterway. Permanent stormwater management facilities must be designed to meet the City's Developer's Guide for Stormwater Management requirements and applicable City codes.

Proposed 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.

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 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.

A final post-construction as-built grading plan must be submitted meeting the requirements of Article VII, Section 28-230 of the City of Faribault Code of Ordinances.

6. *Wetlands*

There are no known wetlands located on the site. T

7. *Utilities*

Sanitary Sewer

The development is proposed to be served by public sanitary sewer facilities. A existing 8-inch sanitary sewer serves the proposed development. The existing City-owned downstream facilities have sufficient capacity to serve the development. The Developer is responsible for all costs associated with sanitary sewer connections, sanitary sewer pipes and structures and tracer wire installation according to City Standards.

Final utility locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans.

Lots within the proposed subdivision shall be charged the standard sewer access connection charges in conjunction with any building permit submittals.

Watermain

The development is proposed to be served by public watermain facilities. An eight-inch (8") watermain will be constructed within Industrial Drive to serve the proposed development. The Developer is responsible for all costs associated with watermain connections including water services, hydrants and valves and tracer wire installation according to City Standards.

Final utility locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans. Final hydrant location and spacing shall be approved by the Fire Chief.

Lots within the proposed subdivision shall be charged the standard water access connection charges in conjunction with any building permit submittals.

Lighting and Electrical Utilities

The Developer shall be responsible for the cost of installing street lighting as required by City Council Resolution NO. 2003-198. Developer shall submit a proposed street light layout plan to the City for review and approval. Developer shall pay the electric company for the purchase of all components of the street lighting system as approved by the City and all costs incurred by the utility company for the installation of the street light system not covered in the electric utility company rate for this service. The City and electric company shall enter into a contractual agreement for the operation and maintenance of the street lighting system.

Per Section 15-380 of Appendix B (Unified Development Regulations) of the City Code of Ordinances, all utilities that serve newly developing areas are to be placed underground. The Developer shall be responsible for arranging and coordinating with the respective utility companies and paying for any related costs for the movement of any existing overhead utilities within the proposed development underground in conjunction with the arranging of utility servicing for the newly created lots within the subdivision and the installation of street lights.

Storm Sewer

Storm sewer facilities 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.

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

8. *Phasing and Development Schedule.*

Presuming the City Council approves the preliminary and 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 development to take place in 2026.

Variance Summary

The request to exceed the dead-end maximum of 650' for Industrial Dr. is a reasonable request and demonstrates practical difficulty. There is existing development to the west, dedicated parkland for a trail to the south, and an active rail line to the east. The street cannot go anywhere from where it is currently. Additionally, the property at the existing end of Industrial Dr. does not have enough property frontage to be developed. Adding a turnaround at the end of Industrial Dr will satisfy street frontage and allow future development. Additional findings may be found in the associated ordinance.

Public Comment

This project was noticed in the newspaper on July 23rd, 2026 and neighborhood notices were sent to all properties within 350 feet. 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 July 21st, 2026. The DRC recommended this project and forwarded it to Planning Commission with conditions of approval.

Recommendation:

The City Planning Manager and City Engineer recommend the Planning Commission forward the requests to City Council and recommend approval, subject to the comments within this report.

CITY OF FARIBAULT

RESOLUTION #2026-XXX

**APPROVE THE PRELIMINARY AND FINAL PLATS FOR
LARSON PROPERTIES ADDITION**

WHEREAS, John Schulte with JHS Inc (the "Applicant") on behalf of Kyle Gillette from All State Peterbilt and Larson Properties LLC (the "Property Owner") request preliminary and final plat approval for properties at and near 1515 30th St NW, legally described in Exhibit A (Subject Property); and

WHEREAS, City Staff reviewed the Applicant's 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 3, 2025, following proper notice, held a public hearing regarding the applications, and following said public hearing, made written findings and recommended approval of the applications; and

WHEREAS, the City Council, on August 11, 2026, at a public meeting, considered the applications; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Larson Properties Addition, as depicted in Exhibit B and subject to 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 substantially consistent with UDO requirements within the I-P and subdivision platting requirements. For the street length, the applicant has submitted a variance, which is addressed separately.

- 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 industrial. The proposed subdivision 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 reasonable use of land intended for industrial expansion and development within the Northern Industrial Park. Their approach is based on sound planning and engineering principles. The project extends infrastructure to bring the dead-end road into compliance and provide street frontage to the existing southern lot.

- 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. The subdivision will have access to 30th St NW which can adequately disperse traffic.

- 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

WHEREAS, the City Council further finds that approval of the final plat of Cavalry hill Commons as depicted on Exhibit C, subject to certain

conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

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

Finding: The Owner concurrently applied for the final plat approval with 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.

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

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

1. The Applicant/Property Owner must make the following changes regarding the final plat:
 - a. Clear labelling for ROW to be dedicated on plat.
 - b. All proposed easements must be clearly shown and identified. This includes a 30-foot easement needed along the west side of Lot 1, Block 1, Met Con Addition.
 - c. Name and address of owner and surveyor.
 - d. Date of plat creation and amendments.
 - e. Statement for dedication per ordinance.
 - f. 'Jessica L. Kinser' for City Administrator and 'Thomas J. Spooner' for Mayor
 - g. Notarized certification of surveyor.
 - h. Signatures from all owners and persons of interest in the

- property, including mortgage holders.
2. The Applicant/Property Owner must address the following:
 - a. All existing easements noted in the title commitment must be clearly shown and identified.
 - b. 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. Interior public drainage and utility easements shall be as shown on the submitted final plat. Final easement location and sizes shall be subject to review and approval of the City Engineer.
 - c. All taxes and special assessments paid.
 - d. Applicant will need to submit full stormwater calculations before issuance of a grading permit.
 - e. A detailed construction cost estimate for the public improvements, grading and stormwater treatment system shall be submitted for the purposes of determining development security amounts.
 - f. A cost estimate for public improvements is required prior to recording and will be included in the Developer's Agreement.
 - g. Developer shall revise plat submittal documents according to comments in this report and other comments provided under separate cover prior to the plat being recorded.
 - h. Developer shall submit construction plans and specifications for the proposed project to the City Engineer for review and approval prior to any construction starting. Plans and specifications shall be designed to meet the City of Faribault standards and the latest editions of the Minnesota Department of Transportation Standard Specifications for Construction and the City Engineers Association of Minnesota Standard Specifications.
 - i. Developer shall enter into a development agreement prior to construction and shall submit the necessary financial security, and insurance.
 3. The Owner and City must enter into a Development Agreement the specifies the provisions of the development related to the plat.
 4. The applicant shall not be required to dedicate parkland or pay fees in-lieu of parkland dedication for the subdivision as a previous plat for the subject property previously satisfied this requirement.
 5. Before recording the plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and

taxes.

6. The plat must be recorded with the Rice County Recorder within 12 months following City Council approval or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the plat.
7. The Developer shall 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.

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.

(Remainder of page intentionally left blank)

Section 5. Effective Date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: August 11, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

Lot 1, Block 1, MET-CON ADDITION

AND

Lot 1, Block 1, NORTHERN INDUSTRIAL PARK FIRST ADDITION

[illegible]

BASIS OF BEARING SYSTEM
All bearings are based upon the Meade-Ridd County Coordinate system. Nod 83 (11) - them Acquisition Grid

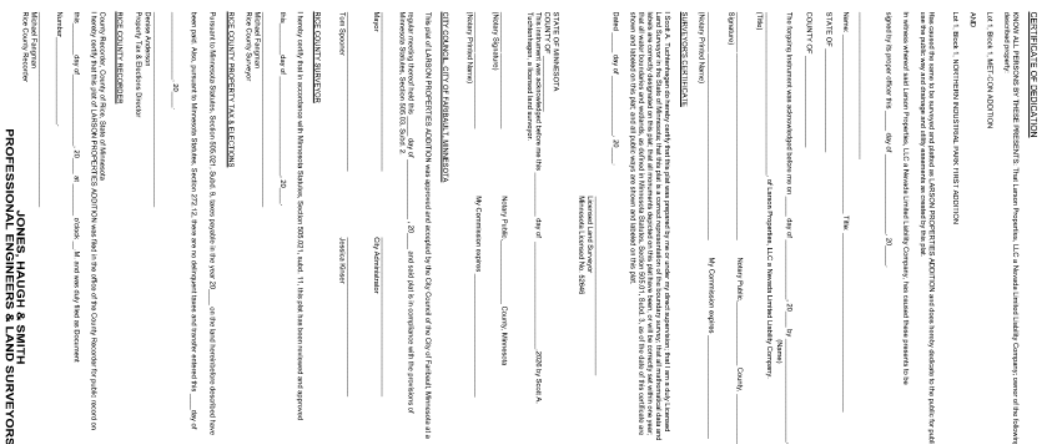
VICINITY MAP

NW1/4	CITY OF 24	NE 1/4
SW1/4		
SE1/4	R21W	
T11N		

[illegible]

 NORTH SCALE FEET		SHEET NO. 0 OF 10 DATE		REVISION DESCRIPTION	
DRAWINGS ON 11x17 SHEETS ARE FULL SCALE		NO.		DATE	
 JONES HAUGH SMITH		DRAWING NO.		REVISION NO.	
425 WEST 10TH STREET, DENVER, CO 80202-1544		PROJECT NO.		REVISION NO.	
PRELIMINARY PLAN		LATEST PROPERTIES ADJUTANT		LATEST PROPERTIES ADJUTANT	
L.L. 81 UNIT - CON. ASH & L.L. 81 NORTHERN RD. PARK		EXISTING CONDITIONS / SITE PLAN		EXISTING CONDITIONS / SITE PLAN	
2		2		2	

LARSON PROPERTIES ADDITION



CITY OF FARIBAULT

RESOLUTION #2026-XXX

APPROVE A VARIANCE FOR LARSON PROPERTIES ADDITION

WHEREAS, John Schulte with JHS Inc (the "Applicant") on behalf of Kyle Gillette from All State Peterbilt and Larson Properties LLC (the "Property Owner") request preliminary and final plat approval for properties at and near 1515 30th St NW, legally described in Exhibit A (Subject Property); and

WHEREAS, the Applicant requests platting and constructing a road that, in total and including existing improved roadways, would be approximately 715 feet in length, as depicted in Exhibit B; and

WHEREAS, under Appendix B UDO, Chapter 15, Article 6, Sec 15-280(B) the maximum length for a dead-end street is 650 feet; 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 August 3, 2024, 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.

Finding: The variance requested by the applicant is in harmony with the general purposes and intent of the City's ordinances. One purpose behind Sec 15-280 and the maximum length for dead-end streets is to prevent emergency services from having only one access point to serve properties in the event of an emergency. The Fire Chief did not express any concerns with the extension. For all public services, ranging from EMS to snow removal, having a full turnaround will be an improvement.

2. The variance is consistent with the Comprehensive Plan.

Finding: The property is guided for Industrial per the Comprehensive Plan and the existing use of the land is partially a trucking business and partially vacant. The subdivision intends for the expansion of the trucking business and one remaining outlot to facilitate development. The Comprehensive Plan supports the applicant's proposal through the following:

Core Guiding Principles #3: Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to succeed.

Additional Guiding Principles #1: Ensure that the planning we do, or fail to do, does not place undue burdens on future generations.

Additional Guiding Principles #2: Balance individual property rights with community interests and goals.

Additional Guiding Principles #5: Seek first to strengthen existing development and guide new development in areas currently served by existing community infrastructure.

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

Finding: The applicant is using the property in a reasonable manner. Without any opportunity to connect west, south, or east, this area is currently landlocked without an adequate turnaround. The proposal by the applicant seeks to improve the situation.

- 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. The unique circumstances do not result from the actions of the applicant.**

Finding: The unique circumstance for this property is the existing development to the west and the railway to the east. Connecting south is not an option as the lot between the subject property and a residential subdivision was dedicated as parkland for a trail and to guarantee a buffer between residential and industrial uses.

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

Finding: The essential character of the neighborhood will not be impacted. A slightly longer Industrial Dr with a full turnaround is not out of place in an industrial subdivision.

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

Finding: The proposed dead-end street length is necessary to extend the road far enough south for a potential future development on Outlot A. There is nowhere to go for the road other than to extend slightly south to facilitate a turnaround and street frontage, so it is the minimum necessary variance needed to alleviate the practical difficulties.

- 7. Economic conditions alone do not constitute practical difficulties.**

Finding: The applicant has made a case that the variance is not based on economic conditions alone.

WHEREAS, the City Council, at a public meeting, on August 11, 2026, considered the request, the report to the Planning Commission, and the results of the public hearing, and concurred with all findings of the Planning Commission 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 from Chapter 15, Article 6, Sec 15-280(B), of the City's Unified Development Ordinance. 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 City Council may impose such conditions upon the premises benefited by the variance as may be 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 neighborhood and to better carry out the intent of the variance. The condition must be directly related to and must bear a rough proportionality to the impact created by the variance. The following are conditions of approval imposed on the subject property and project.

1. The applicant shall construct the road with a compliant turnaround, as depicted in Exhibit B. Any significant deviations from this design shall require a separate variance.
2. The applicant shall apply for the necessary permits prior to starting and completing the work.

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.

(Remainder of page intentionally left blank)

Section 5. Effective Date. This resolution shall become effective immediately upon its passage and without publication.

Date Adopted: August 11, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Property Legal Description

Lot 1, Block 1, MET-CON ADDITION

AND

Lot 1, Block 1, NORTHERN INDUSTRIAL PARK FIRST ADDITION

30TH STREET NW

INDUSTRIAL DRIVE NW

716' 7 3/4"

EXISTING GRAVEL SURFACE

BLOCK 1 LOT 1

CONST. PUBLIC 12" RCPA STORM SEWER
20' DRAINAGE EASEMENT

NEW 24" PRIVATE STORM SEWER

NEW GRAVEL SURFACE

NEW PERIMETER FENCE

CONST. INDUSTRIAL DRIVE NW CUL-DE-SAC

INDUSTRIAL DRIVE NW

10' EASEMENT

CONSTRUCT INFILTRATION BASIN
INFILTRATION BASIN WATERSHED

OUTLOT A

CP RAILROAD

Page 29 of 48

Exhibit C
PC Staff Report

(insert after this page)



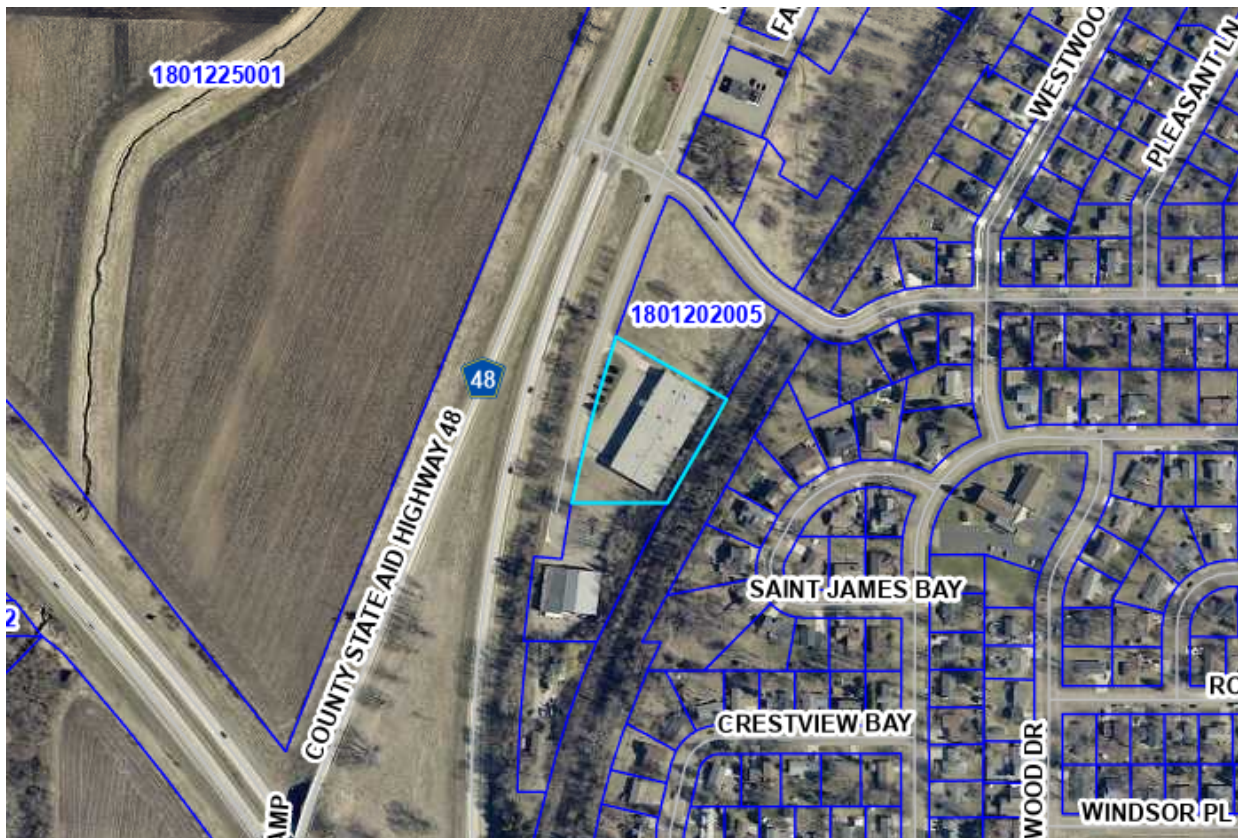
Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: July 20, 2026
SUBJECT: Sure Cut Woodworking/1033 Faribault Rd - CUP

Request:	Applicant requests approval of a conditional use permit for a woodworking studio over 2,500 sq ft in C-2.
Recommendation:	The DRC and City Planning Manager recommend Planning Commission forward the request to City Council with a recommendation of approval based on the findings in the attached draft resolution.
Recommended Motion:	Motion to forward and recommend approval of a conditional use permit to City Council, allowing the craftsman studio in C-2, with findings as suggested by city staff.

Request and Background:

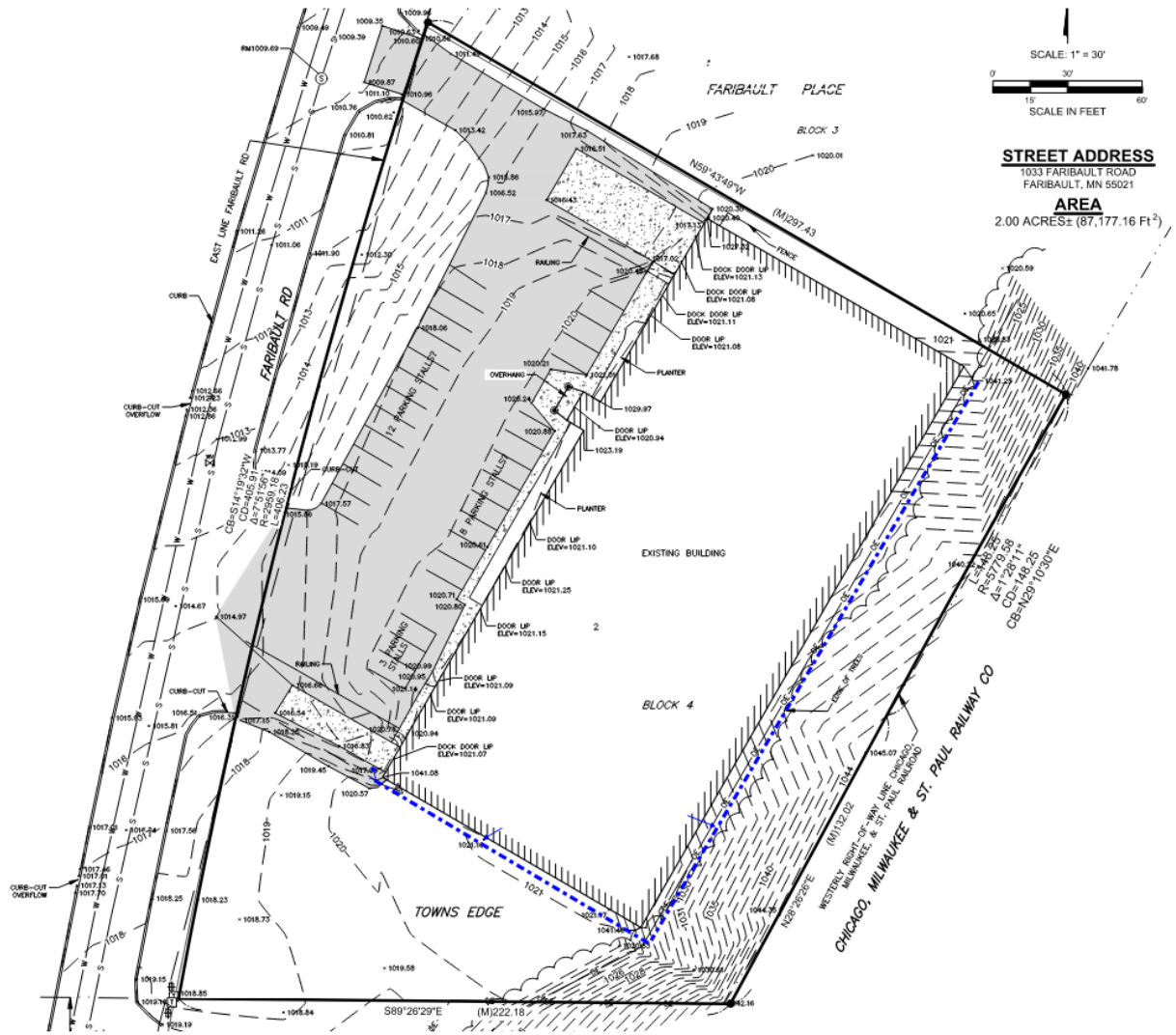
Curtis Johnson with Sure Cut Woodworking (the "Applicant"), with approval from the property owner Michael Brown through LMSG Properties LLC (the "Property Owner"), requests approval of a conditional use permit for a craftsman studio over 2,500 sq ft at 1033 Faribault Rd. The subject property is zoned C-2, Highway Commercial and contains approximately 1.9 acres of land.



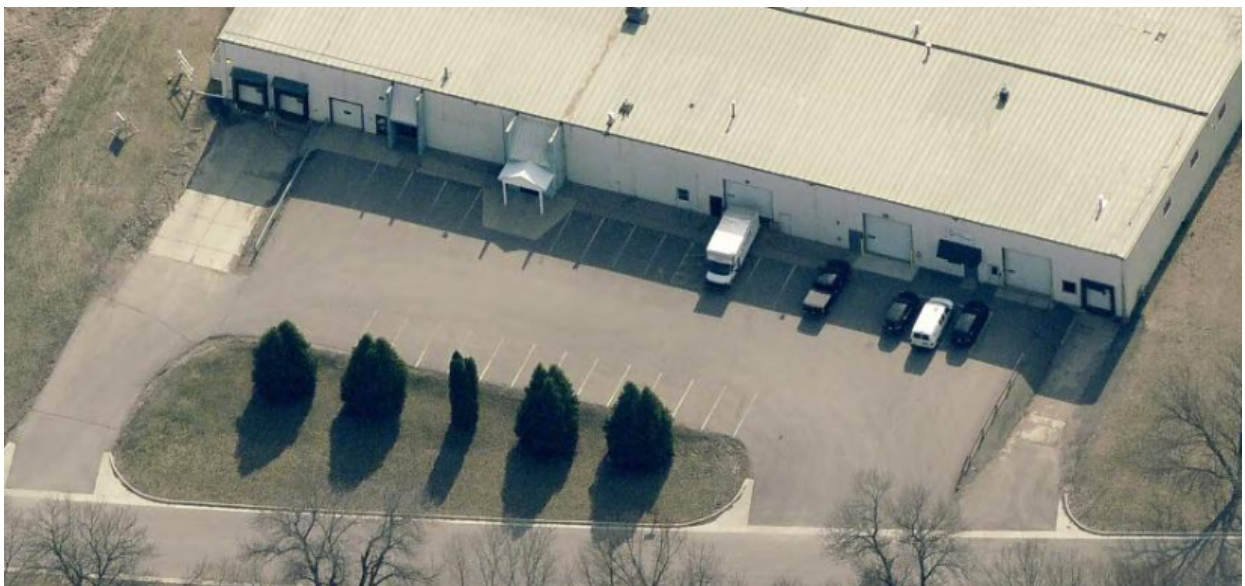
Location near Highland Pl and Faribault Rd

Project Description:

The Applicant proposes a craftsman studio for woodworking and cabinetry in an existing metal building with a parking lot and loading docks. The studio will have a total of 7 employees and operate Monday-Thursday from 7 AM to 5 PM. While customers will be able to visit the business, most customer interactions will be off-site. The existing site has 23 spaces and the total uses across the property (including the proposed) will require only 18 total spaces. All business operations will be conducted inside the building.



Site Plan



Building Elevations

Discussion:

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

CUP Criteria and Findings Summary. The proposal meets the criteria for granting a CUP. The proposed craftsman studio and subject property have an adequate number of parking spaces and no outside storage is proposed. City staff are not aware of any issues with current traffic near the property and don't anticipate future issues. Because all operations will take place within the building, staff anticipates no adverse impacts on adjoining properties. More details on the criteria and findings may be found in the associated Resolution.

Development Review Committee Recommendation. On July 21, 2026, the City's Development Review Committee (DRC) reviewed the proposed application and recommended approval.

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 July 23, 2026, and letters were sent to property owners within 350 feet.

Recommendation:

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

CITY OF FARIBAULT

RESOLUTION #2026-XXX

APPROVE CONDITIONAL USE PERMITS FOR A CRAFTSMAN STUDIO AT 1033 FARIBAULT RD

WHEREAS, Curtis Johnson with Sure Cut Woodworking (the "Applicant"), with approval from the property owner Michael Brown through LMSG Properties LLC (the "Property Owner"), requests approval of a conditional use permit for a craftsman studio over 2,500 sq ft at 1033 Faribault Rd (the "Subject Property"), legally described in Exhibit A; and

WHEREAS, the Applicant proposes a craftsman studio or limited production and processing use that is approximately 8,000 sq ft, as generally depicted in Exhibit B; and

WHEREAS, the Property is zoned C-2, Highway Commercial; and

WHEREAS, Chapter 11, Table 11-1 in Sec. 11-30 of the City of Faribault's Unified Development Ordinance requires a conditional use permit for a craftsman studio over 2,500 sq ft in C-2; and

WHEREAS, City Staff completed a review of the Applicant's conditional use permit applications and prepared a report to the Planning Commission about said request, attached as Exhibit C; and

WHEREAS, the Planning Commission, on August 3, 2026, following proper notice, held a public hearing to consider the Applicant's request, and following said public hearing recommended that the City Council

approve the Applicant's conditional use permit amendment request based on the findings required in Section 2-300 of the Unified Development Ordinance as follows:

- 1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.**

Finding: The proposed craftsman studio will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare of neighboring properties. The use and overall property are compatible with nearby uses within the general area, including adjacent uses on the subject property and residential properties to the east. Staff does not anticipate traffic concerns that will result in adverse impacts.

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Finding: The proposed craftsman studio is appropriately buffered from surrounding properties and will not be injurious to others. The proposed business utilizes one part of an existing industrial-looking building. It will not impede orderly development.

- 3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.**

Finding: The proposed craftsman studio will relate in character to other uses nearby and in C-2 because it utilizes an existing building. The use will not be allowed to have outdoor storage, so the exterior will remain largely unchanged.

- 4. The conditional use will not impose hazards or disturbing influences on neighboring properties.**

Finding: The craftsman studio use will be required to mitigate any hazards or influences associated with the use. This will include a condition that the large overhead doors be closed

during normal business operations to guarantee noise levels outside of the building are acceptable.

5. The conditional use will not substantially diminish the value of neighboring properties.

Finding: The proposed craftsman studio is unlikely to diminish nearby property values. The proposal will utilize an existing building and has adequate parking. Any environmental impact may be addressed through the City's performance standards and conditions of approval on this CUP.

6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.

Finding: Public sewer, water, and all other applicable municipal services serve the subject property. The property has adequate access to the larger road network. The use may generate traffic, but Highland Pl and Lyndale Ave will adequately disperse traffic.

7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

Finding: The proposed craftsman studio will not create excessive additional requirements for city facilities and services. This use will be similar in impact to other current and previous uses of the building and subject property.

8. Adequate measures have been or will be taken to minimize traffic congestion in the public streets and to provide for adequate on-site circulation of traffic.

Finding: The proposed residential care facility will be served by a public street that will accommodate the traffic. The existing parking lot is big enough to handle large trucks and parking for all the uses.

9. **The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.**

Finding: The subject property does not have important natural, scenic, or historic features.

10. **The conditional use is consistent with the applicable policies and recommendations of the City's Land Use Plan or other adopted land use studies.**

Finding: The City's Comprehensive Plan guides the Property for commercial and residential mix, which includes a craftsman studio.

11. **The conditional use(s), in all other respects, conforms to the applicable regulations of the district in which it is located.**

Finding: The project conforms to the Unified Development Ordinance requirements and applicable regulations within C-2, Highway Commercial; and

WHEREAS, under Section 7-30 of the City's Unified Development Ordinance, the proposed craftsman studio must meet the following requirements:

1. **Vehicular access points shall create a minimum of conflict with through traffic movement.**

Finding: The property has two points of ingress/egress to help manage and disperse traffic.

2. **Equipment or materials shall be completely enclosed in a permanent structure, with no outside storage.**

Finding: This will be a condition of approval.

3. **The hours of operation will not have an adverse impact on adjacent property owners.**

Finding: The business will begin operations no earlier than 7 AM, which will be a condition of approval.

4. **All of the general performance standards as specified in Chapter 6, Article 9, of the Unified Development Regulations shall apply, and in the CBD Central Business District, during the hours from 7:00 a.m. to 8:00 p.m. no noise from this use shall exceed seventy-five (75) decibels measured at the property line and during the hours from 8:00 p.m. to 7:00 a.m. no noise shall exceed forty (40) decibels measured at the property line, or as otherwise determined by the city to meet Section 6-370.**

Finding: This will be a condition of approval.

WHEREAS, the City Council, during a public meeting on August 11, 2026, considered the Applicant's requests and concurred with the findings of the Planning Commission as stated in the above recitals and hereby makes identical findings.

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

Section 1: Approval of a Conditional Use Permit. The City Council hereby approves the Applicant's requests for a conditional use permit to allow a craftsman studio over 2,500 sq ft in C-2, Highway Commercial, as generally illustrated in Exhibit B on property described in Exhibit A.

Section 2: Conditions of Approval. The conditional use permit is approved subject to conditions listed herein as authorized under Section 2-310 of the Unified Development Ordinance, which are deemed necessary to mitigate potential adverse impacts associated with the conditional use, to protect neighboring properties, and to achieve the objectives identified in the Unified Development Ordinance. The conditions of approval are as follows:

1. Business operations may begin no earlier than 7 AM.
2. During operation of equipment, building openings must be closed for purposes of controlling sound.
3. Future changes to the use (size, location, etc.) or building when associated with the craftsman studio use may require an amendment to the CUP.
4. The use shall be required to meet performance standards as

set out in the UDO.

5. No outside storage of equipment, product, or trailers associated with this use is allowed.

Section 4: Additional Conditions of Approval. This conditional use permit includes the following additional conditions of approval:

1. Failure of the City to act on a violation of a condition, covenant, or term of this permit is not a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.
2. The City may inspect the Property at all reasonable times to ensure compliance with the conditions of this permit.
3. This permit is subject to the City's code requirements. The Owner must comply with all applicable federal, state, and local laws, rules, and ordinances and obtain other permissions and permits as may be required.
4. The violation of any terms or conditions of this permit, including but not limited to any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of the permit. The City must give the Owner written notice of any violation and reasonable time, as determined by the City, to cure the violation before the permit revocation.
5. This permit and its conditions are binding on the parties, their successors, and assigns. This permit runs with the Property and does not affect the subsequent sale, lease, or change from current ownership. The Owner's obligations under this permit shall also be the obligations of any subsequent owners or assigns of the Property.
6. Use of the Property as allowed by this permit signifies the agreement of the permit's terms and conditions without qualification, limitation, or reservation.
7. If substantial development or construction of the Project has not taken place within one (1) year of the date of approval of the conditional use permit, such permit shall be void unless the City Council grants a time extension. The Owner must submit an extension request in writing at least thirty (30) days before the expiration of the conditional use permit.

Section 5. Findings and Incorporation of Recitals and Exhibits.

Where applicable, the recitals and exhibits incorporated in this Resolution constitute the written findings of the City Council, all of which protect the public's health, safety, and welfare.

Section 6. Authorization to take Additional Steps. The City Council authorizes the Mayor, City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this Resolution, including any minor changes to this Resolution.

Section 7. Effective Date. This Resolution shall be effective upon passage.

(Remainder of this page intentionally left blank)

Date Adopted: August 11, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

THAT PART OF LOT 2, BLOCK 4, TOWN'S EDGE, FARIBAULT, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT WHERE THE EAST LINE OF FARIBAULT ROAD INTERSECTS A LINE 320.00 FEET NORTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 4; THENCE SOUTH 89°50'50" EAST, PARALLEL WITH SAID SOUTH LINE (FOR PURPOSES OF THIS DESCRIPTION BEARING OF SAID SOUTH LINE IS ASSUMED), 223.97 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, & ST. PAUL RAILWAY COMPANY; THENCE NORTH 28°14'20" EAST, ALONG SAID RAILWAY RIGHT OF WAY, 131,87 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID RAILWAY RIGHT OF WAY ALONG A CURVE, CONCAVE SOUTHEASTERLY (CURVE DATA: RADIUS EQUALS 5779.58 FEET; DELTA ANGLE EQUALS 1°28'11"; CHORD BEARING AND DISTANCE EQUAL NORTH 28°58'26" EAST, 148.26 FEET), AN ARC DISTANCE OF 148.26 FEET; THENCE NORTH 60°17'29" WEST, 297.89 FEET TO A POINT IN SAID EAST LINE OF FARIBAULT ROAD; THENCE SOUTHWESTERLY ALONG SAID EAST LINE FARIBAULT ROAD ON A NON-TANGENTIAL CURVE, CONCAVE SOUTHEASTERLY (CURVE DATA: RADIUS EQUALS 3578.72 FEET; DELTA ANGLE EQUALS 6°29'32"; CHORD BEARING AND DISTANCE EQUAL SOUTH 14°12'09" WEST, 405.28 FEET), AN ARC DISTANCE OF 405.51 FEET TO SAID POINT OF BEGINNING.

Abstract Property

Exhibit B

CUP Submittal Documents

City of Faribault
208 NW 1st Ave,
Faribault, MN 55021

Project Narrative for Sure Cut Woodworking & Design, LLC

Dear City of Faribault,

Sure Cut Woodworking is seeking the approval of a conditional use permit to move our small cabinet shop to 1033 Faribault Road.

Sure Cut Woodworking & Design is a small custom cabinet and custom woodworking shop. We specialize in making custom cabinetry for the entire home. Sure Cut Woodworking is Co-owned by Curtis Johnson and Thomas Rodman, and currently has five employees. Curt and Tom together have over 60 years of experience in all aspects of custom cabinetry. The five employees consist of one administrative office clerk, and 4 skilled craftsmen in the shop.

Sure Cut Woodworking was started in January of 2021 in a garage in Elko New Market, MN. Currently Sure Cut Woodworking is operating out of a pole barn at 17750 Acorn Trail Faribault, MN. The current facility is a 4,800 square foot shop. We have the opportunity to rent a much larger space, that is 8,000 square feet, at 1033 Faribault Road, Faribault, MN. This larger space will allow us the room to grow and expand our business and the opportunity for additional employees. The new space will also have more sufficient electrical sources for the machinery we use now, and will allow us to add more machinery in the future. For this move we do need to make some modifications to the existing space prior to moving in, currently the space is set up for warehouse / storage space.

Sure Cut Woodworking does not have any service vehicles but we do have an enclosed cargo trailer that can be parked inside the building if needed. Hours of operation are Monday - Thursday 7:00AM - 5:00PM. All production and manufacturing will be done inside of the building, nothing will be done outside. We do occasionally have customers into the shop to meet and talk about their project and make selections. Customer meetings are more often done in a different location where we use contractor showrooms or bring samples to the customer.

Scope of work to be done to the existing space consists of:

- Electrical will need to be run throughout the space to accommodate current and future machinery

- A 30' x 40' room will be constructed to separate an open faced spray booth from the rest of the shop. The room will be short of the ceiling and be set up as mezzanine storage. Makeup air unit to be installed above the framed room,

Exhibit B (contd.)

-Spray booth and a makeup air unit will need to be installed and exhausted to the outside of the building

Thank you for taking the time to review this request for a conditional use permit. We look forward to hearing from you, and the great opportunity we have to expand our business in the city of Faribault.

Thanks,
Curt

<u>Parking Calculations</u>	<u>Storage</u>	<u>Office</u>	<u>TOTAL</u>
North Bay	12,000		12,000
Center Bay	8,000	1,600	9,600
South Bay	7,200		7,200
Muska	1,600	800	2,400
TOTAL SQ FT	28,800	2,400	31,200
Parking Rate	3,000	300	
Parking Stalls Required	10	8	18
Parking Stalls Provided			23

Exhibit B (contd.)

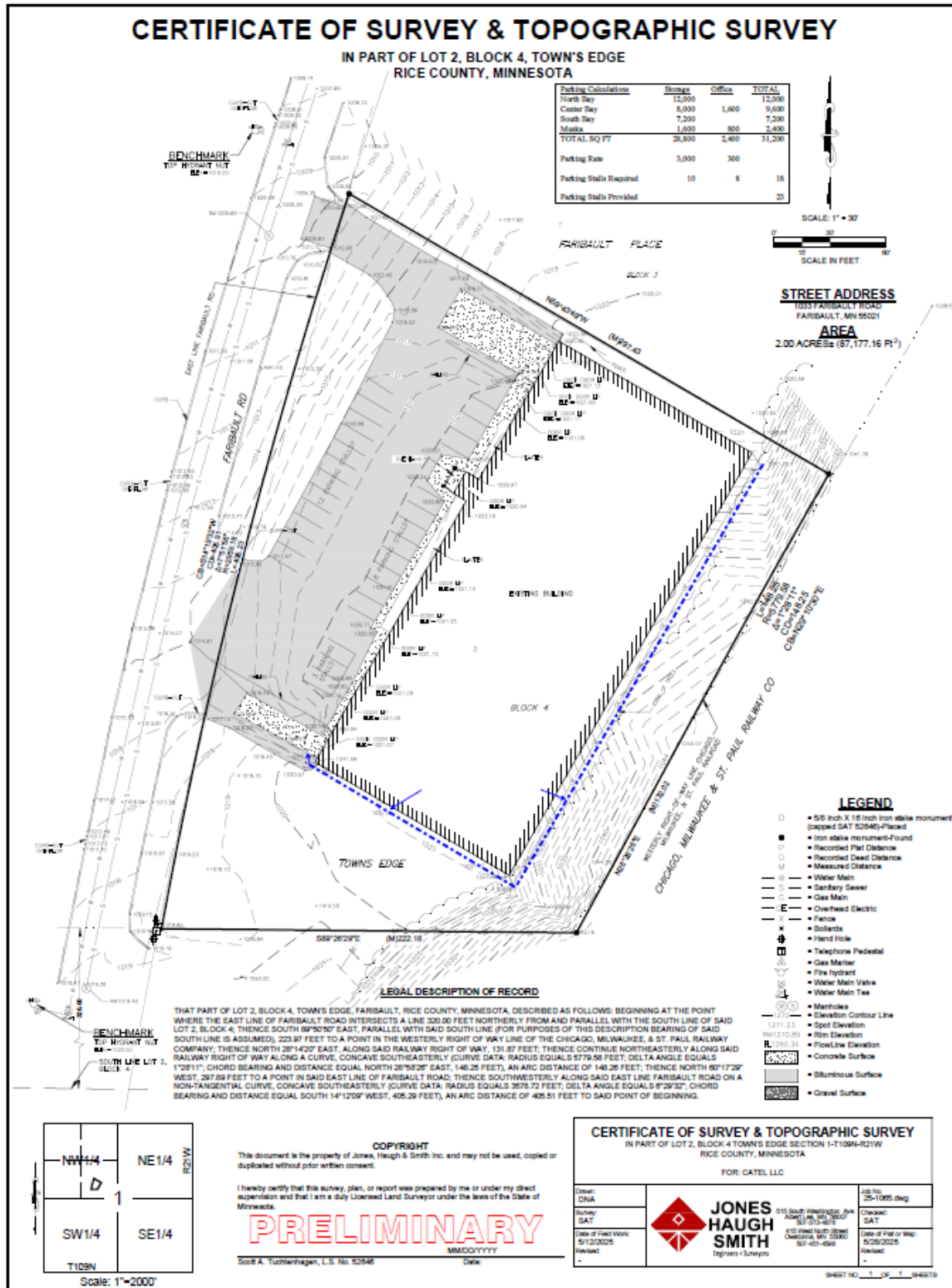


Exhibit C
Staff Report from Planning Commission

(insert document after this page)



REQUEST FOR PLANNING COMMISSION

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: August 3, 2026
SUBJECT: Board & Commissions Updates & Reports

Background:

Recommendation:

Attachments: