City Council Joint Committee

1. Call To Order

   Documents:

   1. 2020-04-21 JOINT AGENDA.PDF

2. Proposed Residential Development At 230 Central Avenue And Broader Discussion Regarding Housing In The Downtown

   Documents:

   2. PROPOSED RESIDENTIAL DEVELOPMENT AT 230 CENTRAL AVENUE.PDF

3. Overview Of Grant-Funded Climate Adaptation Plan

   Documents:

   3. OVERVIEW OF GRANT-FUNDED CLIMATE ADAPTATION PLAN.PDF

4. Future Discussion

5. Adjourn

Please contact the City Administrator's Office if you need special accommodations while attending this meeting
City Council Joint Committee
Tuesday, April 21, 2020 at 6:15pm or immediately
following the City Council/Planning Commission
Work Session

Meeting by Telephone or Other Electronic Means; Conditions - Minn. Stat. § 13D.021
provides that a meeting of a public body may be conducted via telephone or other
electronic means if meeting in a public location is not practical or prudent because of
a health pandemic or declared emergency.

Zoom Meeting
Meeting ID: 969 9110 1410
Dial-In Information: 1 312 626 6799

AGENDA

1. Call to Order

2. Proposed Residential Development at 230 Central
   Avenue and Broader Discussion regarding Housing in the
   Downtown

3. Overview of Grant-Funded Climate Adaptation Plan

4. Future Discussion

5. Adjourn

Please contact the City Administrator’s Office if you need special accommodations while attending this meeting
Council Committee Memorandum

TO: Joint Council Committee
THRU: Tim Murray, City Administrator
       Deanna Kuennen, Community & Economic Development Director
FROM: David Wanberg, City Planner
MEETING DATE: April 21, 2020
SUBJECT: Proposed Residential Development at 230 Central Avenue and Broader Discussion regarding Housing in the Downtown

Variance Request for 230 Central Avenue:
On April 14, 2020, the City Council considered a variance request from T. Nelson Properties, LLC to develop nine residential units on the parcel at 230 Central, whereas the Ordinance limits the parcel to five residential units. The Council tabled the Applicant’s request and directed that this matter be brought to a Council Committee work session for further discussion.

The City Planner extended the period to act on the Applicant’s request from May 1, 2020 to June 30, 2020. This extension will give the Council and Applicant sufficient time to address the outstanding issues related to the Applicant’s variance request. The Planner also requested that the Applicant address the following:

1. Provide detailed plans of how you propose to handle the trash generated by the tenants. It would be helpful to provide a first floor plan of the development showing the proposed elevator replacement, the trash room, etc. Also, provide a building elevation that shows proposed changes to the exterior building. Any change to the exterior of the building will require approval of a Certificate of Appropriateness from the Heritage Preservation Commission.

2. Show a detailed plan for the proposed ninth residential unit in the 11 3rd Street NW building. It is unclear if you can get a two-bedroom unit in this area. You should also show the proposed connection between the 11 3rd Street building and the 230 Central building.

3. Add square footages and dimensions to the floor plans. In particular, the Council wants to know how big the bedrooms are. Add notes like
10’-0” x 12’-0” (120 Sq. Ft.) bedroom. It will be helpful to do this for the living rooms, dining rooms, and kitchens. If the kitchens and dining rooms (or the dining rooms and living rooms) are combined, it would be helpful to note this and perhaps show a dining room table, a sofa, etc.

4. The Council asked if the residential units will have a washer and dryer. The Ordinance does not require a washer and dryer in every unit, but it would be helpful to respond directly to the Council’s question. If the upper floor of 11 3rd Street NW does not work well for an apartment, then you could perhaps consider that area for a common laundry and/or tenant storage area. You may have accessibility and/or other challenges with using the 11 3rd Street building that you would need to investigate.

5. You should be prepared to discuss why it is imperative to have nine units on the parcel as opposed to five units (or something less than nine units).

The Applicant stated that he would do his best to address these issues at the work session. However, the Applicant may not have sufficient time to provide the Council with detailed responses and plans at this work session. Any direction that the Council Committee can provide the Applicant will enable the Applicant to better address the Council’s questions and concerns before the next regular meeting of the City Council.

**Broader Discussion of Housing in the Downtown:**

At its April 14 meeting, the City Council asked the City Planner if he knew why the Ordinance has a provision that limits the number of residential units in the downtown based on the parcel size and the number of building floors on the parcel. The City Planner stated that he did not have a definitive answer to that question. However, after the Council meeting, Administrator Murray found considerable background on how the Ordinance came about.

In the mid-1990s, several downtown buildings added apartments to their upper floors. This raised concern among some in the community. At least some of the concern appeared to relate to lack of parking in the downtown. During this time, the City was working with a design consultant on a downtown improvement plan. As a result, the Council established a moratorium on new dwelling units in the downtown and asked the design consultant to make recommendations on how to best regulate new housing in the downtown.

The City’s design consultant recommended that the ordinance limit the number of residential units based on parcel size and number of building floors on the parcel, or that the ordinance limit the number of units based on minimum area requirements for the units, whichever provision was
more restrictive. The ordinance also included a provision requiring parking for new residential units in the downtown. The parking ordinance was later amended and eventually repealed. However, the provision that related to parcel size and number of floors, and the provision that related to minimum unit size, has remained.

Although the City Planner has not researched this, it is likely that the downtown housing ordinances established in the mid-1990s curtailed additional housing developments in the upper floors of existing downtown buildings. However, in the last several years, new housing was added to 206 Central and 127 Central in a manner consistent with the ordinance.

City Staff will listen and respond to questions and comments from the Council Committee regarding the current ordinances for residential units in the downtown.

**Attachments:**
- Sketches from Applicant that supplement the original application
- Letter from City Planner to Applicant extending deadline for City action
HEAVY-DUTY ROLLING SERVICE DOOR

610/620

ROLLING SERVICE DOORS

STRENGTH.
VERSATILITY.
GOOD LOOKS.

OVERHEAD DOOR

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS
Standard features at a glance

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max standard width</td>
<td>30’4&quot; (9246 mm)</td>
</tr>
<tr>
<td>Max standard height</td>
<td>28’4&quot; (8636 mm)</td>
</tr>
<tr>
<td>Curtain</td>
<td>22 ga. galvanized steel up to 15’4” (4674 mm) wide</td>
</tr>
<tr>
<td></td>
<td>20 ga. galvanized steel over 18’4” to 25’4” (5588-7722 mm) wide</td>
</tr>
<tr>
<td></td>
<td>18 ga. galvanized steel over 25’4” to 30’4” (7722-9245 mm) wide</td>
</tr>
<tr>
<td>Slat profile</td>
<td>Curved, type C-187 or C-275 (Model 610); Flat, type F-265 (Model 620)</td>
</tr>
<tr>
<td>Finish</td>
<td>Gray, Tan, Brown or White</td>
</tr>
<tr>
<td>Hood</td>
<td>24 ga. galvanized steel</td>
</tr>
<tr>
<td>Wind load</td>
<td>20 psf</td>
</tr>
<tr>
<td>Standard mounting</td>
<td>Face-of-wall</td>
</tr>
<tr>
<td>Operation</td>
<td>Manual push-up up to 84 ft² (7804 mm²) or 12’ x 7’ (3658 mm x 2134 mm)</td>
</tr>
<tr>
<td></td>
<td>Chain hoist over 84 ft² (7804 mm²) or 12’ x 7’ (3658 mm x 2134 mm)</td>
</tr>
<tr>
<td>Standard spring</td>
<td>20,000 cycle</td>
</tr>
<tr>
<td>Weatherseals</td>
<td>Bottom bar astragal</td>
</tr>
<tr>
<td></td>
<td>Guide weatherseals and hood baffle (Model 620)</td>
</tr>
<tr>
<td>Guides</td>
<td>Three structural steel angles; PowderGuard® weathered finish with black powder coat</td>
</tr>
<tr>
<td>Bottom bar</td>
<td>Extruded aluminum w/weatherseal to 15’4” (4674 mm)</td>
</tr>
<tr>
<td></td>
<td>Back-to-back steel angles w/weatherseal &gt; 15’4” (&gt;4674 mm)</td>
</tr>
<tr>
<td>Lock</td>
<td>Interior slide bolt on push-up</td>
</tr>
<tr>
<td></td>
<td>Padlockable chain keeper on chain hoist</td>
</tr>
<tr>
<td>Warranty</td>
<td>24-month limited; 3 years/20,000 cycles limited on Overhead Door door and operator system**</td>
</tr>
</tbody>
</table>

Options

- Electric operator (RHX®, RSX®, RMX®) or crank operation
- Bottom sensing edge, sloping bottom bar
- Galvanized steel bottom bar angles and guides
- Between-jamb mounting
- Stainless steel or aluminum slats
- High-usage package
- High-wind load option (FBC, TDI, DADE)*
- Cylinder lock
- Exhaust ports
- Flat slat profile option F-265 and C-600 heavy-duty 6” curved slat (Model 610)
- Perforated 18-gauge steel slats with 1/16” (2 mm) diameter holes on 1/16” (2 mm) centers
- Fenestrated slats with uniformly spaced openings of 5/8” x 3” (16 mm x 76 mm) or 1” x 10” (25.4 mm x 254 mm) on F265 slat only
- PowderGuard® Premium powder coat paint finish in 197 standard colors, or color-matched to specification
- PowderGuard® Zinc and PowderGuard® Weathered finishes
- Special application doors:
  - Oversized doors to 1500 ft². (139.4 m²)
  - Combination doors with grilles and/or with full or partial standard, perforated or fenestrated slats
  - Spark-resistant doors, craneway doors, pass doors

Cover image: Model 610, perforation on top 2/3, bottom 1/3 solid, custom finish

Image above: Stormtite®, Model 620, finish in Brown

* FBC – Florida Building Code; TDI – Texas Department of Insurance; DADE – Miami-Dade Building Code Compliance Office
** When purchased together
Door that are strong, durable, handsome and versatile

Model 610 – the best selling door of our line. Stormtite™ Model 620 is an ideal choice for keeping climate-controlled air in and the elements out. Available to fit openings up to 30’4” x 28’4” (9246 mm x 8636 mm), these doors are fabricated of 18- to 24-gauge galvanized steel (depending upon door width), and can withstand wind loads up to 20 psf. Interlocking slats with endlocks ensure a tight fit while minimizing lateral movement.

Design versatility is afforded by a wide array of options, including a selection of slat profiles; curtain materials, finishes and colors; electric operation, and special features for unique applications. Each of our rolling service doors is configured for precise fitting of components, simpler installation, lower maintenance costs and trouble-free operation for life. The result is a door tough enough to perform exceptionally well in demanding industrial environments – and attractive enough to meet exacting aesthetic requirements.

Slat profiles

<table>
<thead>
<tr>
<th>Model 610</th>
<th>Model 620</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-187 Slat</td>
<td>F-265 Slat, FE-265 Slat</td>
</tr>
<tr>
<td>C-275 Slat</td>
<td>F-265 Slat, FE-265 Slat</td>
</tr>
<tr>
<td>C-600 Slat</td>
<td>F-265 Slat, FE-265 Slat</td>
</tr>
</tbody>
</table>

Finish options

<table>
<thead>
<tr>
<th>Finish details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard polyester base coat</td>
</tr>
<tr>
<td>PowderGuard® Premium powder coat</td>
</tr>
<tr>
<td>PowderGuard® Zinc finish</td>
</tr>
<tr>
<td>PowderGuard® Weathered finish</td>
</tr>
</tbody>
</table>

Colors

Gray | Tan | Brown | White

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door Distributor for accurate color matching.
Tools to help you get the job done.

Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

www.overheaddoor.com

The original, innovative choice for unequalled quality and service.

Overhead Door pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That’s why design and construction professionals specify Overhead Door products more often than any other brand. Our family of over 400 Overhead Door Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.

©2016 Overhead Door Corporation. Stormlite is a trademark and the Ribbon logo is a registered trademark of Overhead Door Corporation. All other trademarks are property of their rightful owners. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. C900-103 10/16
April 15, 2020

T. Nelson Properties, LLC  
2800 1st Avenue NW  
Faribault, MN 55021

Re: Extend Deadline to Act on Variance Request for 230 Central Avenue to June 30, 2020

Dear Mr. Nelson:

On March 2, 2020, the City of Faribault received your application for a variance to develop nine residential units on the parcel at 230 Central Avenue, whereas the City’s Unified Development Ordinance limits the subject parcel to five residential units. On April 6, 2020, the Planning Commission recommended approval of your variance request with the condition that you provide facilities to handle the proposed development’s trash onsite. On April 14, 2020, the City Council considered your variance request, but tabled (or continued) consideration of your variance request to a future regular meeting of the City Council. Therefore, to ensure that the City has adequate time to take action on your variance request, the City hereby notifies you that it is extending the period for City action under Minn. Stat. § 15.99, subd. 3(f). The initial 60-day period expires on May 1, 2020. The period is now hereby extended until June 30, 2020. However, the City Council intends to take final action on your variance request as soon as practical.

Before the Council takes final action on your variance request, the Council would like you to participate in a work session on April 21, 2020 at 6:00 pm. You should be prepared to provide the following:

1. Provide detailed plans of how you propose to handle the trash generated by the tenants. It would be helpful to provide a first floor plan of the development showing the proposed elevator replacement, the trash room, etc. Also, provide a building elevation that shows proposed changes to the exterior building. As I stated earlier, any change to the exterior of the building will require approval of a Certificate of Appropriateness from the Heritage Preservation Commission. Please coordinate with Kim Clausen and copy me on any pertinent correspondence.

2. Show a detailed plan for the proposed ninth residential unit in the 11 3rd Street NW building. It is unclear if you can get a two-bedroom unit in this area. You should also show the proposed connection between the 11 3rd Street building and the 230 Central building.
3. Add square footages and dimensions to the floor plans. In particular, the Council wants to know how big the bedrooms are. Add notes like 10’-0” x 12’-0” (120 Sq. Ft.) bedroom. It will be helpful to do this for the living rooms, dining rooms, and kitchens. If the kitchens and dining rooms (or the dining rooms and living rooms) are combined, it would be helpful to note this and perhaps show a dining room table, a sofa, etc.

4. The Council asked if the residential units will have a washer and dryer. The Ordinance does not require a washer and dryer in every unit, but it would be helpful to respond directly to the Council’s question. Earlier, I suggested to you that if the upper floor of 11 3rd Street NW does not work well for an apartment, then you could perhaps consider that area for a common laundry and/or tenant storage area. You may have accessibility and/or other challenges with using the 11 3rd Street building that you would need to investigate.

5. You should be prepared to discuss why it is imperative to have nine units on the parcel as opposed to five units (or something less than nine units).

I will send you additional information regarding the April 21 City Council work session.

Sincerely,

[Signature]

David Wanberg, City Planner
Council Committee Memorandum

TO: Joint Council Committee
THROUGH: Tim Murray, City Administrator
Deanna Kuennen, Community & Economic Development Director
FROM: David Wanberg, City Planner
MEETING DATE: April 21, 2020
SUBJECT: Overview of Grant-Funded Climate Adaptation Plan

Background:
In 2017-2018, the City of Faribault was one of a few cities that was asked to participate in a study on how climate change may affect vulnerable populations. The study was conducted by a consultant team and staff at the Minnesota Pollution Control Agency (MPCA) and other public agencies. There was no cost to the City to participate in the study.

Due, in part to the success of that study, the City of Faribault is one of four cities in the state selected to develop a Climate Adaptation Plan. Once again, the planning effort will be led by a consultant team and staff from several public agencies. The MPCA is funding the development of the Plan, but is asking for input from a community stakeholder group. The group will provide input in four, 1.5-hour meetings. The consultant team will also be asking for public input through an online survey.

The stakeholder group will be asked to provide feedback on how the City of Faribault’s infrastructure, natural environment, and people can best adapt to future climate change. Key City Staff positions will be asked to participate in the stakeholder meetings (the Public Works Director, the City Engineer, the Fire Chief, and others). Others from the community (Rice County Health Department, the School District, etc.) will be invited to the stakeholder meetings as well.

This will be Faribault’s plan, but the State is providing the City with the expertise and resources needed for the City to prepare its plan. The four stakeholder meetings will be held over a period of three to four months. We hope to hold the first stakeholder meeting in the next few weeks. The consultant team expects to complete the Plan by late summer or early fall. Like the previous plan, the State hopes Faribault’s Climate Adaptation Plan will serve as a model to other communities in the state.
The City is fortunate to have been selected to participate in this important work. The Plan will help Faribault better prepare for flooding, storm damage, excessive heat events, and other climate issues that can adversely affect Faribault’s people, natural environment, infrastructure, and economy. City Staff will be available to address questions or comments from the Council Committee.

**Attachments:**
- None