

December 16, 2021

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Dave Anderson, Felix Kalinowski (late), Leo Ketchum-Fish, Mary Motiff, Matt Simoneau, Nicolas Suminski

ABSENT: Vacancy

MUNICIPAL PERSONNEL: Scott Kluver City Administrator, Tammy DeMars City Treasurer/Deputy Clerk

Meeting called to order at 5:30pm by Motiff attendance as recorded above with Kalinowski arriving at 5:36pm.

Approval of Minutes – November 16, 2021, Minutes – Motion by Suminski to approve the minutes of November 16, 2021, second by Anderson. Motion carried 5-0.

Public Hearing – Moved by Ketchum-Fish to open floor for public hearing, 2nd by Anderson. Motion carried 5-0

Conditional Use Permit Application Request for Accessory Dwelling Unit – To construct and utilize an accessory dwelling unit within the provisions of the zoning code at the property located at 705 Evergreen CT., zoned R-2, - Orrion Oreskovich, Petitioner – Ryan Rusch, 847 County Hwy C, although he isn't opposed to the accessory dwelling, he would like to see conditions placed on the CUP that requires him to follow city code and zoning ordinance in regards to cleaning up the property and keeping equipment inside. Dale Brevak, property owner across from Oreskovich, supports the accessory dwelling unit and feels Orrion Oreskovich is a good respectful neighbor and has the property screened well so it is hardly visible from the road. Orrion Oreskovich-petitioner states he has a permit and is in the process of building the garage for the purpose of storing his equipment.

Moved by Anderson to close the floor for the public hearing, second by Suminski. Motion carried 6-0.

Discussion and Recommendation on Conditional Use Permit Application for Accessory Dwelling Unit at 705 Evergreen Ct., Property Zoned R-2, Orrion Oreskovich, Petitioner – Ketchum-Fish moves to recommend approval of conditional use permit for accessory dwelling unit at 7015 Evergreen Ct., with some conditions to be determined, second by Suminski. Basis of decision Section 7-55 Article 7 reviewed; 1) Parcel size is adequate; 2) Use is compatible with current residential use; 3) Location is acceptable; 4) No effects known; 5) Proposed use is suitable; 6) No know effects on the natural environment; 7) N/A; 8) Residential use has no effect; 9) No other factors. Ketchum-Fish, amends his motion to include the conditions that applicant must adhere to all applicable codes and ordinances related to his property prior to occupancy permit, Suminski accepts amendment. Motion carried 6-0.

Discussion and Action of Façade Loan Application, 901 West Bayfield Street, Santa Leyenda Inmueble, LLC, Applicant – Greta Blancarte present via zoom. Motion by Ketchum-Fish to approve the façade loan application for Santa Leyenda Inmueble, LLC in the amount of \$10,000.00, second by Suminski. Applicant appears to have meet all requirements of loan. Motion carries 6-0.

Discussion and Action on Architectural Review-Façade Changes in C-2 Zoning District, 406 W. Bayfield Street, Artist Squared Gallery, John & Susan Lince, and Bradley Lemire Applicants – John and Susan Lince-Hopkins present via zoom. Motion by Anderson to approve façade changes at 406 W. Bayfield Street, for framing shop, second by Ketchum-Fish. Applicants are changing existing garage into frame shop, the two overhead doors will be removed replaced by single entry door, and double swinging door. Architectural Standards review; 1) Siding will be wood -T-111, similar to the main structure; 2) N/A; 3) Entrance does face Bayfield St.; 4) N/A; 5) Entrances are clearly recognizable 6) There is no Rooftop equipment; 7) No fencing; 8) Material on rest of structure is also wood; 9) Overhead doors are being removed; 10) No HVAC equipment proposed, but if added would need to be screened; 11) Complies. Original motion carries 6-0.

Discussion on Conceptual Regulations of Outdoor Kitchen/Living Space – Ketchum-Fish moves to open floor, second by Suminski. Motion carries 6-0. Kluver explains that we have had an inquiry about regulations on these outdoor kitchen/living spaces and is asking the Commission to give some guidance. Zack Yepma, 101 Thompson Rd, addressed the Commission as he has recently moved to town and is a stone mason. He has built a few of these and knows this is becoming a trend and would like to eventually put one in his yard. Discussion on if permit should be need, should it be considered part of the primary structure or considered an accessory structure, what set back should be followed. Kluver will ask Zoning consultant to help him draft regulations based on the discussion and bring it back for review.

Continued Discussion and Action on Comprehensive Plan Re-Write Project – Review of Land Use Maps and Policies – Kluver reminding the Commission that we need to look at things overall to see the whole picture and what it is you want, to do this you need to make land use decisions and policies to help maintain these things. Our zoning ordinance is cumbersome it went from 80 some pages

to 300+ keep in mind the more regulations we add the more difficult it is to maintain or obtain what development we want. Discussion held on the Omaha Street area; this discussion will continue at the next meeting.

Meeting adjourned at 8:10pm by Motiff.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk