

April 15, 2021

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Dave Anderson, Leo Ketchum-Fish, Mary Motiff, Adeline Swiston, Britt Serrine, Matt Simoneau

ABSENT: John Baregi,

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

Meeting called to order at 5:30pm by Motiff attendance as recorded.

Approval of Minutes – March 18, 2021 – Moved by Anderson to approve the minutes of March 18, 2021 second by Ketchum-Fish. Motion carried 6-0.

Discussion & Action on Special Exception Request to Place Garage in Front Yard, 201 N. 7th Avenue West, Dan Mick & Betsy Arnson, Petitioner- Ms. Arnson in attendance. The petitioner is requesting to put a 30' x 34' Garage in the front yard of their home at 201 N. 7th Avenue West. In accordance with Article 7 of the Zoning Code, Plan Commission may approve a special exception to allow an accessory building in front of the principal building. Section 7-154 was reviewed as follows: 1) The size of the property in comparison to other properties in the area – *Property is 17,500 sq ft and is comparable to other properties as a residential neighborhood some of the neighboring properties also have garages in the front yard* 2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter; *this request is not unreasonable and all other set backs are met* 3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception; *this property previously had a slightly larger garage in same location, due to the deteriorating condition it was removed by the owner. If they are required to move the garage further back, they will also need to move the other shed as the garage would restrict their access.* 4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted; *by placing in the same location there would be no need for excavating nor would they have to extend the driveway* 5) The nature and extent of anticipated positive and negative effects on properties in the area; *no known negative effects*, would be a benefit to the neighborhood to allow for storage of items inside instead of outside 6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception; *no negative effects* 7) A factor specifically listed under a section of this chapter authorizing the issuance of a special exception; *Article 8, Section 8-75 and 8) Any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law none known.* Moved by Ketchum-Fish to approve the special exception request to place garage in front yard at 201 N. 7th Ave. W, based on the review and discussion of Section 7-154 as listed above, second by Anderson. Motion carries 6-0.

Action on Comprehensive Plan Re-Write Project – Review of the Visioning Elements (Goals/Objectives) From the previous Plan – Jason Laumann of NWRPC – Eric Howell with NWRPC leads the discussion, with Jason Laumann joining later in the meeting. This exercise was to review the elements of the 2007 Comprehensive Plan, adjusting or adding to the goals and objectives. Eric will forward Kluver the completed exercise and he will forward to the members. They will also forward the public comments from Land Use Goals and objective, to the Committee so they can prioritize as they did with their own.

Review and Discussion on Potential Changes to Zoning Code -Land Matrix Exhibit 8-1 – The commission would like to review the Land Matrix to determine if there are any changes that need to be made, to eliminate the need for so many Conditional Uses and the secondary review requirements needed. This will take months to do, but would like to start the review at the next meeting.

Adjourn – Motiff adjourns meeting at 7:57pm

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk