

October 18, 2018
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Dave Anderson, Richard Avol, John Baregi, John Gray, Leo Ketchum-Fish, Jeremy Oswald, Adeline Swiston.

ABSENT

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

Meeting called to order at 5:30PM by Avol attendance as recorded above.

Approval of Minutes – September 20, 2018 – Moved by Gray to approve minutes of September 20, 2018 as presented, second by Swiston. Motion carried unanimously

Moved by Swiston to open floor to public hearing, second by Baregi. Motion carried unanimously.

Public Hearing(s)

- 1) **Discussion and Recommendation on Conditional Use Request for Community Childbearing Center and Tourist Rooming House – Operate a Child Bearing Center in Accordance with the Regulations of 8-279 and a Tourist Rooming House in Accordance with the Regulations of 8-294 out of the Property Located at 418 W. Pine Street – Dr. Erin Tenney, Petitioner** – Tony Jennings present to represent Dr. Tenney. Roger Roswig, 423 W. Pine St., voiced support for the idea, but concerns for parking. Ketchum-Fish points out they have four (4) off street parking spaces and that is what is required by ordinance. This property only has enough room for two (2) parking spaces, but Ms. Tenney also owns the property next door and that could also accommodate two spaces, combined it would meet the four (4) spaces required. Baregi also voices concern that parking may be an issue as the application states she will also have meetings and workshops, with only four (4) parking spaces it could be a problem. According to one of Dr. Tenneys employees there could be 5 to 10 people at a work shop and they could last from an afternoon to a weekend. Ketchum-Fish argues they are following the ordinance so there is nothing we can do about it. Oswald suggest that they may be able to use the Northern Great lakes parking lot for overflow. Jennings assured the Commission they would be mindful of their neighbors and talk with their guest about the parking so they are not blocking others. Karen Guski also contacted Avol to voice her and Charlies support for Dr. Tenney. Division 3 section 7-55 Bases of decision (1) size of the parcel is acceptable, 2) use is compatible, 3) location of the property is compatible 4) traffic issues have been addressed, 5) it is a suitable use, 6) there is no environmental effects, 7) there are no known potential nuisances, 8) there are no known negative effects to the surrounding properties. Ketchum-Fish moves to recommend approval of the Conditional Use permit for a Community Childbearing Center and Tourist Rooming House –out of the Property Located at 418 W. Pine Street – Dr. Erin Tenney, second by Gray. Oswald questions the condition of the permit requiring the trash cans be hidden from view of the street. Since the trash is picked up in the alley at this house you will not be able to see it from the street and that would meet the screening requirement. Motion carried unanimously.
- 2) **Discussion and Recommendation on Conditional Use Request for Tourist Rooming House – Operate Tourist Rooming House in Accordance with Regulations of 8-294 out of the Property Located at 614 N. 3rd Avenue East – Sheryl and Radoslaw Oksimowicz, Petitioners** – Sheryl Oksimowicz present. Kluver report there are three (3) bedrooms in this home and adequate off-street parking. We had one written concern from Mary and Jason Bodine, 305 East 7th Street, they are not completely opposed, but would like to be sure that the conditional use permit contain language to terminate the permit if the landowners do not adequately address poor behavior exhibited by guest, and that they have contact information for the manager of the property in case they need to voice a complaint or concern. Kluver did respond to their e-mail and explained that there are provisions in the code to address those types of issues. Ms. Oksimowicz states has three (3) individuals that will be taking care of the property all living within close proximity to be sure there are no problems. Division 3 section 7-55 Bases of decision (1) size of the parcel is acceptable, 2) use is compatible, 3) location of the property is compatible 4) traffic issues have been addressed, 5) it is a suitable use, 6) there is no environmental effects, 7) there are no known potential nuisances, 8) there are no known negative effects to the surrounding properties. Ketchum-Fish moves to recommend approval of the Conditional Use permit for a Tourist Rooming House –out of the Property Located at 614 N. 3rd Ave. East, Cheryl and Radoslaw Oksimowicz, second by Anderson. Oswald questions the need for screening of the trash cans, Ms. Oksimowicz states the cans are kept behind the garage until collection day. Kluver, this is a standard clause in our conditional use permits, and it's really is meant to insure properties that have dumpsters that are not easily movable are screened from public view, most people do not leave trash cans on the street. Motion carried unanimously.

Discussion and Action on Architectural Review and Façade Loan Application for 118 W. Bayfield St. (ABC Thrift Store) – Carol Lindsey, Petitioner – Carol Lindsey in attendance. Ms. Lindsey is requesting a façade loan in the amount of \$10,000.00 for improvements to the ABC Thrift Store building located at 118 W. Bayfield St. The project will consist of replacing the wood awnings with canvas awnings, tuck-point the brick, paint and carpet the entrance and install exterior lighting. Kluver reports the application meets all the requirements of the program. Discussion. Moved by Ketchum-Fish to approve the façade loan application of Carol Lindsey in the amount of \$10,000.00 and authorize the City Administrator and City attorney to prepare and execute the necessary loan documents and approve the project, second by Baregi. Motion carried unanimously.

Discussion and Action on Architectural Review for South Shore Brewery, 532 W. Bayfield Street – Eugene Belanger, Petitioner - Mr. Belanger present. Mr. Belanger would like the re-side a portion of the front of his building and replace the door, he would like to extend the brick along the bottom and replace the rotten wood siding with metal to match the rest of the building. Discussion on the type of material that could be used as metal siding is not allowed. Moved by Avol to approve the re-siding with the use of acceptable material like the LP SmartSiding or similar material as allowed by the zoning code, second by Baregi. Motion carried unanimously.

Moved by Oswald to close floor, second by Swiston. Motion carried.

Adjourn - Moved by Oswald to adjourn @ 6:13pm, second by Swiston. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk