

December 20, 2018
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

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

ABSENT: Leo Ketchum-Fish

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 – November 15, 2018 – Moved by Baregi to approve minutes of November 15, 2018 as presented, second by Swiston. Motion carried unanimously

Discussion & Recommendation on Architectural Review/Downtown Design Review for a Proposed Modification to a Structure at Tax ID# 33228 112 S. Washington Avenue, Nicholas Wills – Petitioner – Mr. Wills is asking to add an awning to his multifamily one at 112 S. Washington Ave, to address the snow sliding off of the roof since this is in the Downtown Design Overlay district and would be considered major work per zoning code 14-5 so it requires architectural review. Kluver points to page 10 of the definitions and feels Mr. Wills request does not meet the definition of an awning, but would be more like a roof extension and would not fall under the same regulations as an awning. Mr. Wills who was present agrees, all he wants to do is extend the roof so when the snow slides of the ice and snow falls further out, away from the building and his dogs. He will be using the same material as the current roof so that it will blend in well and will be done professionally. Motion by Baregi to approve the extension of the roof, second by Gray. Motion carried unanimously.

Discussion and Action on New Site Plan/Architectural Review for Pearl Beach Construction, Lot 48 on City Land Sale List, Tax ID# 32607, Corner of S. Central Ave. and W. Harborview Dr., Karl Dornburg – Petitioner – Joe Defoe with C&S Design present for Dornburg. Kluver reviewed the application the only two issues he saw was the drainage issue, since they are moving less than 10,000 sq. ft, they are not required to follow the retention/detention standards according to code but he did ask that Dornburg consider some type of plan to control the water run off into neighboring properties. The second issue was addressed by adding the awning to the front of the building to brake up the front of the building as required by code since the front of the building is 890 feet. Mr. Defoe, states Mr. Dornburg is willing to work on the drainage issue and one possibility would be to add gutter, down spouts and a swale to direct the flow to Central Avenue. Other discussion and ideas the Commission members had was to keep the pitch toward Harborview Drive, add a culvert to the intersection of Harbor View Dr and Central Ave., so the water flow would go to the East side of Central and down the ditch on that side, since there is no ditch on the West side of Central. Motion by Gray to approve the site Plan of Pearl Beach Construction as the Site Plan, Architectural Review, Landscaping, Parking and Loading, Signs and Murals, Outdoor Lighting Plan all meet the requirements of the code, but contingent on the satisfaction of a good faith drainage plan, second by Anderson. Motion carried unanimously.

6:05 pm Motion by Avol to recess to visit the South Shore Brewery site, second by Swiston. Motion Carried.

6:15pm Avol moves to re-open meeting, 2nd by Gray. Commission members Dave Anderson, Richard Avol, John Baregi, John Gray, Jeremy Oswald, Adeline Swiston, City Administrator Scott Kluver, and City Treasurer Tammy DeMars all in attendance along with South Shore Brewery Owner Bo Belanger.

Plan Commission will Visit the Site of South Shore Brewery at 532 W. Bayfield Street. This Site Visit Will Allow for the Members to Engage in Discussion and Pose Questions Related to a Potential Future Zoning Code Amendment to Allow for an Enlarged Structure on the Site and also Potential Site Development Standards. No Final Decisions Shall be Rendered During this Meeting – Mr. Belanger gave the Commission members a tour of the building, he is looking for a way to move forward with his business but is unable to expand with the current restriction. What he would like to do is extend the East side of the building another 35 to 40 feet so he can add a larger cooler and area to load the trucks, he would also like to add a vestibule to the rear south/west side of the building to help with water run-off. Current dimensional standard in the C2 will not allow him to expand as he is already over the 50% allowable building space. His lease with Kevin Hunt is up in 2021 and will need to make a decision before that time if he wants to purchase/renew the lease or if he will need to find a different location, but that will depend on if the Commission is willing to make some changes to the code either a zoning district change or dimensional standards changes. All members agreed they would like to have further discussion at a meeting to look at some of the issues to see what can be done.

Adjourn - Moved by Oswald to adjourn @ 6:55pm, second by Avol. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk