

May 17, 2018
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Dave Anderson, Richard Avol, John Baregi, Leo Ketchum-Fish, Adeline Swiston, Jon Wheeler

ABSENT: Jeremy Oswald

MUNICIPAL PERSONNEL: Scott Kluver-City Administrator, Tammy DeMars-City Treasurer/Deputy Clerk, City Attorney David Siegler, City Attorney Max Lindsey

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

Approval of Minutes – April 12, 2018 – Moved by Swiston to approve minutes as presented, second by Anderson. Motion carried unanimously.

Election of Vice Chairperson – Swiston moved and Ketchum-Fish seconded to nominate Anderson. No other nominations made. Vote on Anderson as Vice-Chair carried 6-0.

Public Hearing(s) – Avol moves to open the floor for the public hearing, second by Swiston. Motion carried unanimously.

Discussion and Recommendation on Request to Amend the City’s Zoning Code and to Create a Definition for a “Community Childbearing Center” and to Determine Which Districts, Including Commercial and Residential Districts, Where Such a Use May be Permitted or Allowed as a Conditional Use – Erin Tenny, Petitioner – Ms. Tenny was present and gave a brief description of what she is looking for. Ketchum-Fish moves to add “Community Childbearing Center” to land-use matrix under Section 4 Special care facilities; use the definition outlined in S. Kluvers memo “A place, not located in a health care center (i.e. a hospital), where births are planned to occur away from the mother’s usual residence”, use the same Secondary Review and Zoning Districts as the current 4.05 Group day care center, Proposed Development Standard should include licensing by state if required, minimum off street parking should be 1 space for each employee and 1 space for each birthing room, second by Anderson. Motion carried 6 to 0.

Discussion and Recommendation on Conditional Use Request for Tourist Rooming House to Operate a Tourist Rooming House out of the Property Located at 9 West 4th Street. Kim Rawson, Petitioner, property is zoned R-6, Mixed Residential – Rawson present; explains she would like to use for short term rental when she is working out of town, she has Mark and Teresa Nutt taking care of the property in her absence. Discussion. Moved by Ketchum-Fish to recommend approval of Conditional Use Permit for Kim Rawson to operate a Tourist Rooming House at 9 West 4th Street, with Mark and Teresa Nutt listed as agents, require two off street parking, valid health permit and all other conditions listed in the draft permit, second by Wheeler. Motion carried 6 to 0.

Moved by Baregi to close the floor, second by Swiston. Motion carried 6 to 0.

Discussion and Recommendation on Request for Vacation of a Portion of 9th Street East Adjacent to Lots 9 through 16 of Block 23 and Lots 2 through 9 of Block 21 in the Hillside Addition to the City of Washburn along with the area adjacent to the Vacated North 4th Avenue East – Heather Atherton, Petitioner – Petitioner present, she would like the property vacated to make it more appealing to sell as it would make a complete lot. Discussion. Moved by Swiston to recommend approval to Vacate the entire length of 9th Street East in the Hillside Addition to the City of Washburn, second by Wheeler. Motion carried 6 to 0.

Discussion and Action on Site Plan for Washburn Family Dollar, 406 W. Bayfield Street – Mountain Engineering representative Myron Berry present to answer any questions. Ketchum-Fish moves to decline site plan for the Washburn Family Dollar, second by Anderson. Ketchum-Fish then handed out two-page summary referencing 8-183-1, 8-183-3, 8-183-7, 8-183-4, 8-183-9 and lighting. Kluver reports, 8-183-1 has been noted and they are willing to comply with that. Ketchum-Fish unwilling to discuss further. Avol clarifies with City Attorney that a yes vote means no further discussion, but they could re-submit another plan and a no vote means we could continue on with discussion. Motion carried 4 yes and 2 no. Leo-Ketchum, Anderson, Swiston and Wheeler yes and Avol, Baregi No.

Discussion and Action on Architectural Review/Exterior Siding for Conditional Use Request to Construct and Operate a Contractor Yard and to Operate at Fitness Center. The property is located in block bounded by Omaha Street and East Memorial Park Drive and Central Avenue and 1st Avenue East. Lot 1 of CSM 2029. Fishnote Properties, Petitioner – Ketchum-Fish removes himself from the table for the next two items. No site plan received but agrees to follow the basic plan submitted by Pipgras. It was questioned if he is required to as this to all sides of the property visible from public streets, but it was determined by the Attorneys present that since it’s in an industrial zone it would only be require for the front and wrapped around 25% of the side of the building. Moved by Wheeler to approve the front & side exterior siding and door, 2nd by Anderson. Motion carried unanimously.

Discussion and Action on Architectural Review/Exterior Siding for Conditional Use Request to Construct and Operate a Contractor Yard and to Operate a Personal Storage Facility for Personal Units and for Vehicles and Watercraft. The property is located on 1st Avenue East, South of Memorial Park Drive. Lot 2 of CSM 2030. Jeff Pipgras, Petitioner – Ketchum-Fish present to represent Pipgras. Baregi moves to approve the front and side Exterior Siding and door, second by Swiston. Motion carried unanimously

Adjourn - Moved by Swiston to adjourn @ 6:50pm, second by Anderson. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk