

June 20, 2019
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Dave Anderson, Richard Avol, John Baregi, John Gray, Leo Ketchum-Fish, Adeline Swiston, Laura Tulowitzky
(arrived at 5:35pm)

ABSENT:

MUNICIPAL PERSONNEL: Robert Anderson-DPW/Deputy Zoning Administrator, Tammy DeMars-City Treasurer/Deputy Clerk,

Meeting called to order at 5:30PM by Avol attendance as recorded above with Tulowitzky arriving at 5:35PM.

Approval of Minutes – April 18, 2019 – Moved by Baregi to approve minutes of April 18, 2019 as presented, second by Swiston. Motion carried unanimously

Election of Vice Chairperson – Moved by Avol to nominate Ketchum-Fish, second by Swiston. No further nominations. Motion carried unanimously.

Discussion and Action on Architectural and Site Plan Review for Addition at 131 West Bayfield Street, C3 Zoning District-Lawrence Woodard – Deputy Zoning Administrator Anderson pointed out the code states the siding must be the same or similar as the rest of the building, Mr. Woodard is going to use an OSB product that closely resembles board and batten but he currently has T-111 and brick, since the addition is in the back you won't see very much of it from the front. Moved by Gray to approve the Site Plan for the addition at 131 W. Bayfield St., based on the finding of the Deputy Zoning Administrator that they have meet all requirements, second by Swiston. Motion carried unanimously.

Discussion & Action on Sign Permit and Architectural Review for Façade Renovations at 308 W. Bayfield Street, C3 Zoning District – Dan Doman, dba The Snug - Moved by Gray to approve the sign permit and façade renovations at 308 W. Bayfield St., based on the finding of the Deputy Zoning Administrator that they have meet all requirements, second by Swiston. Tulowitzky arrives. Motion carried unanimously.

Discussion & Action on Site Plan Review(s) for Installation of Solar Panels-Eagle Point Solar Petitioner – Deputy Zoning Administrator Anderson referred to section 8 5-49g which requires the proposed layout of the panels and their impact of glare to vehicular traffic. The applicant did not supply any information on this for any of the applicant tonight, but after talking with Eagle Point and Bailey, and since they are not directly facing the road, he doesn't feel there will be any issue with glare.

Washburn Public School, 401 W. 8th Street – Moved by Ketchum-Fish to approve the site plan for installation of solar panels at 401 W. 8th St., based on the finding of the Deputy Zoning Administrator that they have meet all requirements, second by Baregi. Motion carried unanimously

Washburn Waste Water Treatment Plant, 405 S. 10th Ave. West - Baregi moves to approve the site plan for installation of solar panels at 405 S. 10th Ave. W., based on the finding of the Deputy Zoning Administrator that they have meet all requirements, second by Swiston. Motion carried unanimously.

Bayfield County Hwy Garage, 311 S. 1st Ave. East Swiston moves to approve the site plan for installation of solar panels at 311 S. 1st Ave. East, based on the finding of the Deputy Zoning Administrator that they have meet all requirements, second by Gray. Motion carried unanimously.

Discussion & Action on Request for Special Exception to Adjust Set Back Pursuant 8-549(d) and Site Plan Review(s) for Installation of Solar Panels-Eagle Point Solar Petitioner – Bayfield County Jail, 615 N. 2nd Ave. East – The setback in this plan does not meet the 20' setback requirement. The County is asking for a special exception to allow for a 5' setback as this would be the bare minimum to make the project work. Moved by Swiston based on the finding of the Deputy Zoning Administrator that they have meet all other requirements, to approve the site plan to place Solar Panels at 615 N. 2nd Avenue East and to grant an exception to allow the setback of 5 feet, second by Gray. B. Anderson feels the setback will work and will not be a safety issue or a problem for snow removal. Ketchum-Fish feels that since this is a utility issue and is sustainable that the exception should be allowed. Motion carried unanimously.

Public Hearing- Moved by Avol to open floor, second by Baregi. Motion carried unanimously. No comments. Moved by Swiston to close floor, second by Avol. Motion carried unanimously

Discussion and Recommendation on Zoning Map Change for Marina Storage Building Properties – Ketchum-Fish this was already discussed at a prior meeting, this is just the required Public Hearing. Moved by Ketchum-Fish to recommend approval of Zoning Map Change for Marina Storage Building Properties, second by Baregi. Motion carried unanimously.

Discussion on Green Houses as Accessory Structure for Non-Residential Property in the Commercial Districts – Deputy Zoning Administrator Bob Anderson drafted proposed Zoning Ordinance Amendment to allow Commercial Business to be allowed to have temporary greenhouses based on the discussion at the April meeting. Moved Gray to recommend proposed Zoning Ordinance Amendment as drafted by Deputy Zoning Administrator Anderson to allow Commercial Business to have temporary greenhouses, second by Swiston. Motion carried unanimously.

Discussion on Accessory Dwelling Units Definition vs Standards 8-521(b) – The definition of an accessory dwelling unit is broader than the standards. This is confusing, the definition should match the standards, so the Plan Commission needs to decide if the standards or the definition need to be modified. Avol moves to open floor, second by Swiston. Motion carried. Karen Novachek spoke in favor of changing the standard to allow a separate accessory dwelling unit. Lengthy discussion was held in regards to the pros and cons, no decision was made. This will be discussed at a future meeting. Moved by Avol to close floor, second by Swiston. Motion carried unanimously.

Adjourn - Moved by Gray to adjourn @ 6:25pm, second by Swiston. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk