

August 16, 2018
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

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

ABSENT: John Baregi

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

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

Approval of Minutes – July 16, 2018 – Moved by Avol to approve minutes as presented, second by Gray. Oswald ask that in the future if someone is late it be noted what time they arrive, as he was only a couple of minutes late. Motion carried unanimously.

Continued Discussion on Site Plan, Architectural Review, and Downtown Design Overlay District Standards of the City’s Zoning Code for Potential Ordinance Changes – Ketchum-Fish drafted revisions to some of the items discussed at last months meetings and asked that he be allowed to go over them with the Commission.

Article 8, Section 8-163 (4) Changes on this were agreed to at the last meeting, but since it was back on Ketchum-Fish suggested revisions, Avol would like to see the word “separated” changed to “partitioning” and remove the second sentence entirely. Moved by Ketchum-Fish to recommend changing “separated” to “partitioning” and remove the second sentence entirely as suggested, second by Avol. Motion carried unanimously.

Article 8, Section 8-183 (1) Lengthy discussion on this, some feel Ketchum-Fish revision doesn’t simplify it but makes it more difficult. Anderson feels if you simplify the code than anything goes and he doesn’t feel that is a good thing. Gray feels to many regulations will stifle new growth. Ketchum-Fish would like to try and make it less confusing by putting it in simpler terms. Kluver states in the interest of time, if we could agree upon something tonight, we could have the attorney put it in ordinance form for the next meeting, we could still adjust if needed at the public hearing. (See Motion below).

Article 8, Sections 8-183 (4) Discussion. Change the first sentence to “Outside of the Industrial Zoning District, any Buildings with a front elevation or any building elevation facing Bayfield Street of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less.” This change would also allow us to strike Section 8-183 (1). Moved by Avol to recommend changing Article 8, Section 8-183(4) first sentence “Outside of the Industrial Zoning District, any Buildings with a front elevation or any building elevation facing Bayfield Street, of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less.” and to remove section 8-183 (1) entirely, second by Oswald. Motion carried unanimously.

Article 8, Section 8-183 (3) – Discussion. Removal of “approved way” and when confirmation if we are talking buildings or Zoning Districts. Moved by Ketchum-Fish to recommend changing section 8-183 (3) first sentence to “All building exteriors, excluding residential buildings and industrial zoning districts, facing a street; excluding alleyway shall have at least 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Plan Commission.” and add to the second sentence after 25 feet along the sides of the structure “that do not face a street, excluding and alleyway” or as least 25 percent of that side wall distance, whichever is greater, second by Swiston. Motion carried unanimously.

Article 14, Section 14-8 (3) - Ketchum-Fish moves to suggest changing, A building façade fronting on a public street with a frontage of “150 feet” to “75 feet”, second by Anderson. Discussion. Motion carried unanimously.

No action Article 14, Section 14-8 (a).

Anderson moves to open floor, second by Ketchum-Fish. Motion carried.

Karen Novachek, 610 E. 4th Street, has noticed two words being used Fit and Principles. She is wondering if we have a definition of “fit” and wonders what principles we use for our decisions.

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

City Attorney Lindsey, was asked to put in ordinance form the changes discussed tonight and at the July Plan Commission Meeting for a Public Hearing at the September Meeting.

Adjourn - Moved by Oswald to adjourn @ 7:26pm, second by Gray. Motion carried unanimously.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk