

August 20, 2020

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30pm Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: John Gray, Leo Ketchum-Fish, Mary Motiff, Britt Serrine, Adeline Swiston, John Baregi

ABSENT: Dave Anderson

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

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

Approval of Minutes – July 16, 2020 – Moved by Swiston to approve the minutes of July 16, 2020 second by Serrine. Motion carried unanimously.

Public Hearing – Discussion and Recommendation on Conditional Use Application for a Tourist Rooming House at 215 West 4th Street – Rebecca Wygonik, Petitioner

Motion by Swiston to open the floor to the public hearing, second by Ketchum-Fish. Motion carried unanimously.

Paula Jung, 211 W. 4th Street, Washburn, only concern is parking as 4th Street already has a parking problem and wasn't sure that there would be room for more than two cars in the back.

Petitioner Rebecca Wygonik, stated there is enough room for three cars and they will be having more gravel brought in to widen the parking area, they have also already contracted out for snow removal.

Moved by Ketchum-fish, second by Serrine to close floor. Motion carried unanimously.

Ms. Wygonik, addressed the Commission, she is planning on living at the residence and the tourist rooming house will help her to make the payments. She has addressed the factors used for consideration in section 7-55; The parcel is on .11 acres. The property is compatible with its current use as a single-family dwelling. The property will operate as a tourist rooming house within the same area of its current use as a primary residence. Guest will not affect any traffic safety or add to traffic congestion due to the adequate off-street parking located on the property. The proposed use is well suited for and will be marketed to small families. The proposed use will not affect the natural environment beyond existing normal residential use. All guests will adhere to strict house policies in accordance with city statutes and ordinance and the proposed use will not affect or be averse to anything mentioned in section (8) or (9)

Moved by Ketchum-Fish to recommend approval of the conditional use permit application of Rebecca Wygonik for a tourist rooming house at 214 W. 4th Street, he also notes that the parking area in the rear of the house as shown in the drawing would be adequate for the three parking spaces required for the three bedrooms, second by Baregi. Motion carried unanimously.

Discussion and Action on Request to Enlarge a Nonconforming Garage, 424 Hillside Drive – Darryl Fenner Petitioner – Mr. Fenner addressed the Commission, he would like to expand his existing garage to give him more space for storage of various items. The Plan Commission reviewed Section 7-434; The existing nonconformity is only that he has more than one garage, the size and configuration of the lot would work well with the expansion, the lot conforms to all other standards of the zoning district, the size and location of the nonconforming building is not an issue, all other existing structures are reasonably anticipated on the lot, the proposed expansion has no impact on adjoining properties, the expansion would not violate the intent of this chapter, and there are no other factors that relates to the purposes of this chapter.

Moved by Ketchum-Fish to approve the request to enlarge the nonconforming garage at 424 Hillside Drive, as outlined in the application of Mr. Fenner, second by Gray. Motion carried unanimously.

Continued Discussion on Accessory Structures and Considerations for Agricultural Use – Ketchum-Fish will try to put something in writing on this for the next meeting. What he is hoping to address is the number of structures allowed on larger lots.

Adjourn – Motiff adjourn the meeting at 6:10pm

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk