

September 21, 2017  
5:30pm Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: Dave Anderson, John Baregi, Scott Griffiths, Jeremy Oswald (late), Adeline Swiston, Josh Zifko

ABSENT: Leo Ketchum-Fish,

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

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

**Approval of Minutes – August 17, 2017 – Moved by Baregi to approve minutes as presented, second by Swiston. Motion carried unanimously.**

**Public Hearings**

Griffiths opened the floor for the public hearing with no objections.

**Discussion and Recommendation on Conditional Use Request for Home Occupation – Operate a counseling service out of the residence. The property is located at 208 W. 3<sup>rd</sup> Street. Tammy Weinke, Petitioner** – Ms. Weinke present, she is currently employed full time at New Horizons as a Counselor, she is a Licensed Professional Counselor and would like to do some counseling on her own on a part-time basis. She would be offering Christian Counseling to individuals, couples, and youth from the community. Baregi moves to recommend the approval of conditional use permit to Tammy Weinke, 208 W. 3<sup>rd</sup> Street to operate a counseling service out of her residence, second by Swiston. Discussion. The Commission confirmed the size of the parcel was not an issue, the use is compatible, the location of the use on the property is not a concern, traffic safety should not be a problem, it is a suitable additional use, there are no negative impacts on the environment known of, concerns with impacts on the neighbors were discussed and guest rules will be posted to help address these concerns, and it would not impede the normal development. Oswald arrives at 5:35 pm. Review/discussion of the conditions of the permit; it was decided there is no need for off street parking since the practice will be limited to one individual or family at a time all other conditions to remain. Motion carries 6 to 0.

**Discussion and Recommendation on Conditional Use Request for Tattoo Establishment – To operate a tattoo establishment per regulations outlined in section 13-1-8-346 of Washburn City Ordinances in the building located at 331 W. Bayfield Street. Keith Peterson, Petitioner** – Mr. Peterson explains he is planning on operating the business by appointment only, from 10am to 10pm, with a limited number of people on site at any given time. He realizes there may be some concerns with the type of business, but wants to assure the Commission that it will be operated in safe and healthy manner. Inspection will be done by Bayfield County and all syringes will be disposed of properly, the individual being tattoo will be screened from view of others by a wall and he will also have screening inside the shop to keep the area the tattoos are being done separate from the other area of the shop. Roger Solberg of 403 W. Bayfield Street, a neighboring property spoke in favor of the CUP. Becky Wygonik, 112 S. 1<sup>st</sup> Ave. West, spoke in support; not only as a resident but as President of the Washburn Chamber of Commerce. Moved by Swiston to recommend approval of the C.U.P. application of Keith Peterson to operate a Tattoo Establishment located at 331 W. Bayfield Street with conditions as drafted, second by Oswald. Discussion. The Commission confirmed the size of the parcel was not an issue, the use is compatible, the location of the use on the property is not a concern, traffic safety should not be a problem, it is a suitable additional use, there are no negative impacts on the environment known of, concerns with impacts on the neighbors were discussed and guest rules will be posted to help address these concerns, and it would not impede the normal development. Motion carried 6 to 0

**Discussion and Recommendation on Ordinance 17-014 Allowing Safe Land Uses Within a Wellhead Protection Zone-** Exhibit 12-1 of the City's Zoning Code, chapter 13 does not allow for many types of business to operate within 1200' of the wellhead. This may have been an oversight on our part, as the City's Industrial Park is within those boundaries. The question is should the ordinance be kept as written, amend it to allow everything currently listed as not allowed or allow some. List of business on exhibit 12-1 of the draft ordinance was reviewed Motion by Oswald to recommend approval of Ordinance No. 17-014 Amending the last entry of Exhibit 12-1, allowing the following within 800' of the wellhead; printing and duplicating businesses, facilities involving manufacturing or industrial processes, bus or truck terminals, repair shops of all types – excluding motor vehicle, auto body and small engine repairs, salt storage building, and leave the line in “any other use determined by the zoning administrator to pose a high risk of polluting the groundwater.” The others on the list should not be listed as not allowed, 2<sup>nd</sup> by Baregi. Motion carried 6 to 0.

**Discussion and Recommendation on Draft Ordinance 17-011 Making Council Members the Members of the Historic Preservation Commission** – Baregi moves to recommend approval of Draft Ordinance 17-011 Making Council Members the Members of the Historic Preservation Commission, second by Swiston. Motion carried 6 to 0.

**Discussion and Recommendation on Request for Vacation of Alleys in Block 3 in Residence Park Addition to Washburn – Chris Bandy and Stephanie Hogan, Petitioners** – Kluver reports he does not have the utility right away reports back from Xcel yet, we do know there are currently no utilities there and the City has no intention of running any. This is a platted but unopen alley and there is no foreseen need for it. Moved by Oswald to recommend approval of the vacation of alley in Block 3, Residence Park Addition to Washburn, contingent on there being no utility right away issues, second by Oswald. Motion carried 6 to 0.

**Review and Discussion on the Façade Loan Program** – Commission reviewed updated loan program documents.

Next meeting will be scheduled for October 26, 2017 if needed, do to conflicts with October 19<sup>th</sup>.

Moved by Baregi to close floor, second by Oswald. Motion carried unanimously.

**Adjourn** - Moved by Griffiths to adjourn @ 7:15pm, second by Swiston. Motion carried unanimously.

Respectfully Submitted,  
Tammy L. DeMars  
Treasurer/Deputy Clerk