

January 23, 2017

CITY OF WASHBURN JOINT PLAN & COUNCIL MEETING

5:30PM Washburn City Hall

Present: Plan Commission Members: Mayor Scott A. Griffiths, Adeline Swiston, Leo Ketchum-Fish, Joshua Zifko, John Baregi, Richard Avol, Jeremy Oswald

Present: City Council Members: Kristy M. Jensch, Jeremy Oswald, Linda S. Barnes, Robert Arquette, Mary Nowakowski

Municipal Personnel: Mayor Scott A. Griffiths, City Administrator Scott J. Kluver, City Attorney Siegler, Assistant City Administrator Dan Stoltman

Excused Absence: Mary McGrath, Jennifer Maziasz

Call to Order - Meeting called to order at 5:30PM by Mayor Griffiths. Roll call attendance depicted seven (7) of seven (7) Plan Commission members and five (5) of seven (7) members of the Common Council in attendance. Quorum recognized.

Approval of Minutes – Plan Commission Meeting December 22, 2016- A motion was made by Avol to approve the December 22, 2016 minutes, second by Baregi. Motion carried unanimously.

Review/Discussion/Action on Draft Zoning Code Changes – Mayor Griffiths gave an overview of why the city decided to spot zone certain properties. Attorney Siegler stated that spot zoning is perfectly fine as long as the Plan Commission and or the City Council finds that there is a public benefit to the spot zone of individual properties. Kluver stated that city staff went through all properties in the new C-3 zone, and determined which properties need to be spot zoned, and those that are going to be non-conforming. Kluver stated that the non-conforming properties are primarily residential and storage garages/units. Those non-conforming properties can continue as is and be sold to continue as is, but are limited to the amount of improvement that can be done to the property. A discussion took place on what would be considered a public benefit to spot zone a property. Siegler stated that it can be as simple as needing businesses for a vibrant downtown. Siegler stated that if there are specific reasons, members of the Plan Commission and Council should state them. Each property was discussed: A motion was made by Baregi to open the floor, second by Nowakowski. Motion carried unanimously.

306 S. Washington St. Western Engraving - The Mayor stated they have been in business for 41 years at that same location, and have been vital to the local economy. Nowakowski stated that they provide highly skilled jobs, including five full-time jobs, and feel they are artists in what they do, and are a valuable asset to the city. They are one of only eight to ten other companies in the country that do the kind of work they do.

226 W Bayfield St. 7.02 Vehicle fuel station (IGA) – Mayor stated that a when a city-small town loses a grocery store in the downtown, that city is in serious trouble. The mayor stated that having the fueling station at the IGA is part of what makes them viable and thriving into the future and having it in the location it's in makes for a walkable community. Oswald stated that they have been in business for over 100 years and it would be nice to see them expand in the future, as they have in the past. Oswald stated that they are a big part of the community and employ many people and is a public benefit. Avol stated that the IGA is especially generous in constantly giving back to the community.

115 W. Bayfield St. 7.03 Vehicle repair shop, 7.05 Vehicle service shop (Frenchie's) – The Mayor stated that having this kind of service within walking distance of the downtown and of nearby concentrated residential areas is very beneficial to the community. It allows people to drop off their car and be able to walk home or to work.

19 W. Bayfield St. 8.03 Outdoor sales (Building materials and supplies) (Olson) – The Mayor stated that if a town loses a lumber yard, the town loses a lot of business, as a lumber yard generates business for other businesses. The Mayor stated that having the lumber yard helps local contractors. The lumber yard brings in business from around the Bayfield Peninsula. Oswald stated that it is a great meeting spot for people. Ketchum-Fish stated that as a contractor he much prefers a local establishment than a national chain, and having that local connection is big for a community. Avol stated that the quality of service at Olson’s is unparalleled to other national chain stores.

10 E. Bayfield St. 9.09 Funeral Home (Bratley) – The Mayor stated that it’s beneficial to the public to have a funeral home that is located in the downtown and is walkable for the community and is convenient to several churches.

137 W. Bayfield St. 7.02 Vehicle fuel station (Leino’s) – The Mayor stated that Leino’s is an active hub in the center of downtown. Swiston stated that Leino’s and all the other businesses in discussion are locally owned and operated, which is a benefit to the community.

The Mayor stated the city has grown with Leino’s, as well as with all the businesses in discussion, and they are all an integral piece to the downtown, making them all a benefit to the community. Jensch stated that all the businesses in discussion bring in people from other communities, which is a benefit to the community. Barnes stated that these businesses serve more than just Washburn, but also the surrounding communities. A motion was made by Swiston to approve the specific parcels language be added to Sec. 8.41 and to Exhibit 8-1 of the draft zoning code provided by attorney Siegler, second by Baregi. Motion carried unanimously. Kluver stated that staff will double check the addresses of the businesses.

Discussion and action on zoning of Pay Day Lenders – The mayor stated that Pay Day Lenders currently cannot be within 150 feet of residential zoning districts. The Mayor stated that he would like to see that distance increased. Baregi asked if the city could make it so Pay Day Lenders could not be in the city. Siegler stated that it is better to make it more restrictive than to outright say no. The Mayor stated that he feels Pay Day Lenders have a negative economic impact on a community and feels its best if they are not in Washburn. The Mayor stated that if the service is needed, it can be found a short distance away in Ashland. Kluver stated that making the distance from residential zones 500 feet is more than sufficient to achieve the desired goal. A motion was by Baregi to change the distance in which a Pay Day Lender business can be located from a residential zone from 150 feet to 500 feet, second by Swiston. Motion carried unanimously. Ketchum-Fish asked if the garage issue in appendix B was worked out. Kluver stated that it was a clerical error and will be corrected. A motion was made by Swiston to recommend the entire draft zoning code to the City Council, second by Baregi. Motion carried unanimously.

Adjourn – A motion was made by Swiston to adjourn at 6:09pm, second by Baregi. Motion carried unanimously.

Dan Stoltman
Assistant City Administrator