

February 16, 2023

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall

COMMISSION MEMBERS: Dave Anderson, Felix Kalinowski, Michael Malcheski, Mary Motiff, Leo Ketchum-Fish, Nicolas Suminski

ABSENT: Matt Simoneau

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

Meeting called to order at 5:30 pm by Motiff, attendance as recorded above.

Approval of Minutes – January 23, 2023 Minutes – Motion by Anderson to approve the minutes of January 23, 2023, second by Ketchum-Fish. Motion carried 6-0.

Discussion and Action on Request to Adjust Comprehensive Plan Land Use Map to Allow for Construction of Boat Storage Facility on Lot 48 at the Corner of Central Avenue and Harborview Drive – Greg Gynnild, Petitioner – Mr. Gynnild is owner of WWS LLC and currently has two 15,000 sq ft boat storage buildings adjacent to the Marina facility. He would like to purchase Lot 48 to construct an 8,000 sq ft building for additional boat storage. For Mr. Gynnild to move forward a number of things need to happen. First, the Land Use Map of the Comprehensive Plan would need to be adjusted from Waterfront Mixed Use to Marina. Since the Comprehensive Plan is up for approval, the change could still occur prior to that vote. If the Commission agrees to change it now, Mr. Gynnild would not need to apply for a formal Comprehensive Plan amendment. The amendment is necessary because boat storage buildings are not allowed in the Mixed Use Waterfront District, they are allowed conditionally in the Marina and Industrial Districts. Moved by Ketchum-Fish to decline the request to change to the Land Use Map, seconded by Anderson. Ketchum-Fish reasons this has already been discussed 3 or 4 times and anything built on this lot would affect the properties above it, he also feels there could be other locations that would be better suited. Suminski motions to open floor, second by Anderson. Motion carried 6 to 0. Carl Broberg, Harbor Commission President expressed the need for additional boat storage, this would benefit the Marina/Harbor Commission and City giving them additional revenue. Mr. Gynnild states he understands the concerns about the height of the building blocking the view, which is why he is planning on 80' x 100' with 16' to 18' walls and would use this building for the lower boats. This location would be close to the other two buildings making it easier for overall maintenance and the distance the boats would need to be transported. Jeff Moberg, owner of The Washburn Inn and Harborview Event Center, is opposed to storage building on this site. His business along with many others in the City depend on tourism and feels this would be poor planning and would ruin the view. Motion by Malcheski to close the floor, seconded by Ketchum-Fish. Motion carried 6 to 0. Malcheski, feels this would fit in with the existing use and with a nice design and landscape it would work. Malcheski calls the question. Vote on the original motion, passes by 4 to 2 vote with Malcheski and Suminski opposed.

Discussion and Action on Plan Commission Resolution #2023-01 Recommending the Adoption of the 2023-2043 Comprehensive Plan – Plan was updated and sent out electronically to each member prior to the meeting. Motiff explains at the last meeting we did do a page by page review with some corrections made at that time. Malcheski moves to approve Resolution #2023-01 recommending the adoption of the 2023-2043 Comprehensive Plan, seconded by Suminski. Kluver said he has found a couple of minor typos that will be corrected. Motion carried 6 to 0.

Discussion on Bayfield Street Beautification Planning – Chamber Director Melissa Martinez and Dr. Foster of Northland College, were present and would like to help by doing an initial survey of business and property owners along Bayfield Street, to give the Commission some ideas as to what they would like. Dr. Foster's students would do the initial interviews and possible on-line survey, with Melissa working with the different organizations. The timeline given was from March 21st to April 5th, the results would then be presented to the Commission. Commission members felt this would be a good first step. Suminski asked if this would include signage, with Melissa confirming it would.

Discussion on Draft Architectural Review Expansion Ordinance – Motiff explains this is a draft for the Commission's review based on prior discussions and no action would be taken at tonight's meeting. With a number of business owners in attendance, Ketchum-Fish gave a statement to explain why the Commission is discussing this, in part he stated this would bring uniform architecture, would enhance and make the City more attractive in the long term. Anderson feels tourism is what keeps Washburn going, these rules already exist in center of town, should be extended to the entire main street of the city to enhance the looks and grow the Community. Suminski, unhappy with the restrictions, and adding more to City staff who are unable to enforce things now, putting further expense on business by restricting materials and referencing the section outlining when a business would be required to come into compliance and including residential properties. Malcheski, feels Washburn is stagnant in growth and this is a mechanism to be used to promote growth. Motiff feels we have many other things such as signage and completion of the Land Matrix changes that we should concentrate on before we continue with this expansion. Moved by Suminski to open floor, second by Kalinowski. Motion carried 4 to 2 with Anderson and Malcheski opposed. Rick Gruebele, 1028 W. Bayfield Street is opposed to this ordinance change, this will make people want to leave and not move to the city. Kea McCulley, part owner of North Coast Coffee, spoke in opposition to the change, she feels business properties are not a problem, each of them do what they can afford to maintain and keep their buildings looking nice. Forcing more restrictions on materials and other things

will only limit what some can do, no one wants their buildings to be unappealing. She also mentioned that vinyl siding has a bad rap and is more economical and easier to maintain. Jeff Moberg, owner of The Washburn Inn supports the change but feels the Commission should look at a better way to educate the business, as to what they are trying to do, rules can give stability and are a good investment. John Carlson, 122 W. Bayfield, supports the change, but feels the entire zoning code should be simplified. Nick Wills, owner of Coco's, opposes ordinance change, as any additional expense can mean the difference of improvement or leaving things go, he also is not happy about the restriction on vinyl. Randy Daigle, 1047 W. Bayfield Street made sure he placed his business outside the downtown area for this reason. You will be adding time restraints and expenses and he is opposed to the change. Bill Luckenbill, owner of Bill's Collision Center, ask were the Commission was when the decorative lighting discussion happened, that will not go all the way through town, we will be going through a street reconstruction project next year and now you want to add more problems and cost for us. This is just wrong. Malcheski moves to close the floor, second by Anderson. Motion carried 6 to 0. City Attorney Lindsey joins the meeting via zoom. Suminski, asked Lindsey for some clarification on minor and major changes that would require a business to come into compliance. Ketchum-Fish, some of these issues could be addressed or changed. Motiff, it is obvious that this will need further discussion, it's only a first step and will be discussed at a future meeting but also wants to put it on hold until we can update the sign ordinance, the main street beautification plans and update the land matrix. Some members of the Commission are opposed and feel this is more important and could be worked on at the same time.

Motiff adjourns the meeting at 7:45PM.

Respectfully Submitted,
Tammy DeMars
City Treasurer/Deputy Clerk