

April 21, 2022

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

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

ABSENT: Matt Simoneau

MUNICIPAL PERSONNEL: Scott Kluver, City Administrator, Tammy DeMars, Treasurer/Deputy Clerk (Via Zoom)

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

Approval of Minutes – March 17, 2022, Minutes – Motion by Malcheski to approve the minutes of March 17, 2022, second by Suminski. Motion carried 6-0.

Public Hearing Suminski moves to open floor for public hearing, second by Ketchum-Fish. Motion carried 6-0. There was no public comment. Coco's did send a letter of support. **Suminski moves to close floor, second by Ketchum-Fish. Motion carried 6-0**

Discussion, & Recommendation on Conditional Use Permit for Manufacturing in a Commercial District at 101 W. Bayfield Street – AdventureUs, LLC, Petitioner – Moved by Ketchum-Fish to recommend approval of Conditional Use Permit application for manufacturing in a commercial district at 101 W. Bayfield Street, second by Anderson. Section 7-55 (a)(1-9) reviewed by the Commission; 1- The size of the property is adequate for this use, 2- use is compatible, 3- Location is suitable, 4- no effects on traffic safety or pedestrian, 5- proposed use is suitable for this property , 6- no effect on the natural environment, 7- use is compatible with the surrounding properties, 8-No effects on the normal and orderly development and improvements in the surrounding property, 9- no other factors to consider. Vote on original motion. Motion carried 6-0

Public Hearing Suminski moves to open floor for public hearing, second by Ketchum-Fish. Motion carried 6-0. Petitioner Rachel Gordon is present and states she is extremely excited about this project if there any questions she is happy to answer them. **Anderson moves to close the floor of the public hearing, seconded by Suminski. Motion carried 6-0**

Discussion and Recommendation on Ordinance to Change the Special Standards for Resort Uses – Eric & Rachel Gordon, Petitioners - The request is to remove the requirement to hook up to City Sewer and to reduce the required lot area to 4.5 acres, its' currently 5 acres. Ketchum-Fish moves to recommend eliminating the requirement to hook up to City Water & Sewer and decrease the lot size to 4.5 acres, second by Malcheski. Discussion, because this is a resort the requirement for water & sewer is stricter than the rest of the code, the problem is it would cost more than a million dollars to hook up to the Sewer. Since the water line does run along STH13 per other ordinance requirements they would still be required to hook up to water. If this were on the East side of the city the problem would be the water, as there is sewer there. Since the code does addresses the water & sewer hookup in other areas, we could eliminate this requirement that is in place just for resorts. The size of the lot area is currently 5 acres, the petitioner only has 4.75 acres. Ketchum-Fish questions why this should be so much more than the minimum size in the R-1 which only requires 4 acres, that still gives you enough space for septic and water if not close enough to hook up to City Water & Sewer. Ketchum-Fish amends his motion and recommends changing the lot size to 4 acres and eliminate the requirement to hookup to City Water & Sewer. Malcheski accepts the amendment. Motion carried 6 – 0.

Discussion on Conceptual Ordinance Change to Decrease the Density Requirement/Lot Area for each Dwelling Unit in the R-6 District- Discussion held, along with the changes suggested last month, they would like to make the minimum living area for a one-bedroom unit 150 sq feet and add an additional 150 sq ft for each additional bedroom.

Continued Discussion and Action on Comprehensive Plan Re-Write Project – Review of Land Use Maps and Policies – Discussion on the previous decision to turn the agricultural on the North/East side of the city to mixed use residential. The decision to leave in Rural Residential on the North/East Side. Jason Laumann with N.W.R.C.P., feels we are spending too much time on map changes. Fill out the map with any of the changes we want and get back to him. Once he receives this, he can have the new maps drawn, and we can move on to policy. Motiff suggest having a special meeting to focus just on the comprehensive plan.

Meeting adjourned at 7:40PM.

Respectfully Submitted,
Tammy DeMars
City Treasurer/Deputy Clerk