

December 22, 2014
5:30PM Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: John Baregi, John Gray, Scott Griffiths, Jim Nowakowski, Jeremy Oswald, Adeline Swiston

ABSENT: Karen Bennett

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

Meeting called to order at 5:30PM by Mayor Griffiths, attendance as recorded above. Also attending were Assistant Administrator Cammilleri, and City Councilor Mary Nowakowski

Approval of Minutes – November 20, 2014 – Baregi moves to approve minutes as presented, second by Swiston. Motion carried unanimously.

Moved by Gray to open floor, second by Swiston. Motion carried unanimously.

Discussion and Action on Potential Revisions on the Comprehensive Plan – Councilor Mary Nowkowski having reviewed the documentation supplied by Civi-Tek; showing the current and proposed amendments being considered, drafted some suggested changes marked as Exhibit A & B for the Commission to review. After a lengthy discussion it was agreed that changes should be made as follows; **(Exhibit A) OVERVIEW OF FUTURE LAND USES**; remove reference from the individual zoning districts to the extension of public sanitary sewer. Instead insert a paragraph; “This Land Use Plan strongly promotes development and redevelopment in all areas of the City to accommodate the City’s goal to increase its population to roughly 2,500 people by the year of 2027. The City may consider logical and reasonable extension of public sanitary sewer into any area if the City finds it is in the best interest of the community. Higher density developments not on City utilities will be required to connect to water and sewer utilities.”. This will also require changes to be made to Fig 6.3 – Proposed service area map in the Comp Plan. Under **Moderate Density Residential** the last two sentences; “This land use district is served by public sanitary sewer. Residential densities will not exceed 5 dwelling units per acre” should be removed. **Highway Commercial/Residential Mix**; remove the last line “Likewise, light industrial uses that are compatible with commercial and single family uses may also be acceptable”. Change the heading **Planned Waterfront Mix use to “Planned Waterfront Special Development District”** with the following language “Land in this District is intended to provide a mixture of commercial and high density residential development. The Planned Waterfront Special Development District is intended to provide appropriate, high quality development that recognizes the close proximity to the downtown core and Lake Superior. The objective of the Waterfront Special Development District is to attract development that increases Washburn’s tax base as part of a master plan setting. Uses would include hotels, restaurants, high density residential, office buildings, and retail establishments. The district will encourage coordinated site planning and architectural design. Environmentally friendly economic development in this area includes on-site stormwater management that protects Lake Superior. The Planned Waterfront Special Development District recognizes the rarity of an area with such close proximity to Lake Superior that offers City utilities”. **Industrial** – should read as “The industrial land use designation identifies those areas where manufacturing and similar uses are acceptable. Industries that exhibit a high degree of environmental responsibility are preferred. All new industrial uses must be served by sanitary sewer. **(Exhibit B) STAGED GROWTH**; “The Land Use Plan strongly promotes private development and redevelopment in all areas of the City with the exception of lands currently designated as waterfront open space to accommodate the City’s goal to increase its population too roughly 2,500 people by the year 2027. The City may consider logical and reasonable extension of public sanitary sewer into any area if the City finds it is in the best interest of the community. The area along Washington Avenue on the future Land Use Map (figure3-2) labeled Washington Avenue Long-Term Growth Area shall be labeled “Washington Avenue Overlay District”. Motion by Baregi to incorporated all these changes into the language supplied by Civi-Tek, second by Gray. Motion carried unanimously.

Discussion and Action on Resolution 14-001 Making Multiple Amendments to the Comprehensive Plan –

Moved by Baregi to recommend adoption of Resolution 14-001 with the changes made tonight; including amending the Utility Map to cover the entire city, and the Land Use Map Figure 3-2 to change the parcel behind Bremer Bank from Moderate Density Residential to Downtown Core, second by Swiston. Motion carried unanimously.

Next meeting date January 15, 2015

Adjourn – Griffiths moves to adjourn at 7:55pm 2nd by Swiston. Motion carried unanimously.

Tammy DeMars
Treasurer