

January 15, 2015
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, David Siegler-City Attorney

Meeting called to order at 5:30PM by Mayor Griffiths, attendance as recorded above. Also attending were Assistant Administrator Cammilleri, City Councilors Richard Avol, Kristy Jensch and Mary Nowakowski and Tessah Wickus

Approval of Minutes – December 22, 2014 – Baregi moves to approve minutes as presented, second by Gray. Motion carried unanimously.

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

Discussion and Recommendation on Regulating Setbacks for Mobile Service Structures – At the October Plan Commission meeting after recommending the passing of #14-012 for the Purpose of Regulating the Location of Mobile Service Support Structures and Facilities it was decided we should look at setback requirements for mobile service structures and other tall structures. Siegler explains that although the states new cell tower statute, has limited the regulations the City can impose, it does allow us to have setback restriction as long as these setbacks apply to all other commercial structures. State Statue also states if the tower is engineered to collapse within the setbacks of fall zone, then none of the zoning restrictions apply. The smaller the setback, the harder it will be for the cell tower applicant to certify that the tower will fall within the setback area. The larger the required setback, the easier it will be for the applicant to show the tower will collapse within the setback area but a larger parcel would be needed to be to meet the setbacks. Baregi moves to table until next month, second by Swiston. Motion carries unanimously. Further information on size of lots for setback requirements will be supplied by Griffiths.

Discussion on Vacating/Utility Easement Issues – Current ordinance requires the City to retain utility easements on all vacated streets, alleys and other public ways without exception. The question is should this be considered on a case by case bases? Although this is in the ordinance it has not always been followed, there are also instances that there would be no need to retain an easement. If the easements are retained the petitioner is not allowed to build or place a permanent structure on the vacated alley/street or public way. Changing the language for flexibility but still keeping the option open to retain the easements for utility was a possible solution. Siegler will draft an amendment for review and recommendation at the next meeting.

Siegler leaves at 6:20p.m.

Continued Discussion on Bee Keeping Ordinance – A proposed draft ordinance on Bee Keeping was prepared by Susan Hall Chair of Wis. Honey Producers Assoc., Kris Edmunds Secretary of WHPA and Tessah Wickus Director of Seed Savers Alliance. This type of ordinance would require a contract with an organization as the City wouldn't have the staff or knowledge to deal with it. After review it was agreed that (e) the first line should be changed to read; Up to two beehives shall be allowed on up to 7,500 square feet of lot area. (d) Property owners within 200 feet should be given notice of the intent 30 days before the permit is granted, the notice shall be sent out by the City. (m) Last sentence add city official or representative of city at the cost of the Bee Keeper. (p) Sale of Honey is allowed; change language to mirror that of the Chicken Ordinance. Provision for inspection of the premises also needs to be included. These revisions shall be reviewed at the next meeting and will be part of the new zoning code.

Discussion and Action on Potential Revisions on the Comprehensive Plan – Exhibits A & B reviewed for accuracy. Only correction noted, Exhibit A, Page 3-12 Highway Commercial/Residential Mix; *strike the last sentence "Likewise, light industrial uses that are compatible with commercial and single-family uses may also be acceptable"*. Exhibit B & C were ok. Concerns voiced that these amendments are not easily identified and may not be consistent. Suggestion was made that we could publish the chapters with the strikes and changes in red

Discussion and Action on Resolution 15-001 Making Multiple Amendments to the Comprehensive Plan – Griffiths moves to adopt Resolution 15-001 with Exhibits A, B & C with the correction to Exhibit A Page 3-13 as noted above, leaving the strike through(s) in and changes in red, second by Oswald. Suggestion was made to add an appendix. Griffiths amends motion to include an appendix to be added that gives the changes made, that they were made as part of the Zoning re-write in 2015 and the individuals involved, Oswald excepts amendment. Motion carries with amendment unanimously.

Continued Review and Discussion of Draft Zoning Code – Continued discussion on Civi-Tek memo dated September 10, 2014. Item 10 - Maximum sizes for free-standing solar systems. Griffiths will invite Bill Bailey to the next meeting; he is experienced in solar systems and should be able to give us some help with this. Item 7 - Buses the Blue Goose bus is the same size as a 350 truck so it should be allowed. Item 11- we will need to discuss with City Attorney.

Griffith moves to close floor, second by Swiston. Motion carries

Adjourn – Baregi moves to adjourn at 7:25pm 2nd by Gray. Motion carried unanimously.

Tammy DeMars
Treasurer