

June 22, 2017
5:30PM Washburn City Hall

CITY OF WASHBURN PLAN COMMISSION MEETING

COMMISSION MEMBERS: John Baregi, Scott Griffiths, Leo Ketchum-Fish, Jeremy Oswald, Adeline Swiston, Josh Zifko

ABSENT: Vacancy

MUNICIPAL PERSONNEL: Scott Kluver-City Administrator/Clerk

Meeting called to order at 5:30PM by Griffiths attendance as recorded above.

Approval of Minutes – May 18, 2017 – Baregi moved to approve the minutes of May 18, 2017 as presented, second by Zifko. Motion carries unanimously.

Public Hearing, Discussion, and Action on Conditional Use Permit Application – Request for Home Occupation – Operate Carpentry Service out of garage which will include storage, occasional work space, and installation of a sign on the property located at 302 W. 3rd Street – Keith Opperman/North York Carpentry, LLC, Petitioner – Griffiths opened the public hearing. Jeff Bellile who resides at 714 W. 5th Street spoke on how issuance of this permit may affect his rental property at 301 and 303 W. Third Street. He has no objection of someone trying to make a living, but does not want to see heavy equipment parked at the property, is concerned about the appearance of a sign on the property, and does not want activity occurring at all hours of the night. He wants to keep the appearance of the neighborhood up and the value of his property high. Opperman responded that the sign would not be lit, and that he understands those concerns and wants to keep the property in good order as it is a reflection on him and his business. Opperman may have someone helping him from time to time, but there is ample off-street parking for that. No additional speakers for public hearing. Discussion occurred. Commission members noted the draft hours of operation were appropriate with both Opperman and Bellile. Opperman stated that he would like to add a car port onto the garage. Kluver explained that the property Mr. Opperman purchased was non-conforming, because it does not have a primary structure associated with it, and it would be non-conforming if he added the property to his neighboring home because then there would be two garages. Per Section 13-21-6 of the Zoning Code, if the Conditional Use Permit is granted for this property, a car-port could be added onto it. Oswald moved, and Ketchum seconded to approve the CUP for Opperman with the addition of a 16 x 16 carport on the west side of the garage to assist with the screening of any equipment. Discussion. The Commission stated that the size of the parcel was not an issue, it was a compatible use, there was no issue with the location of the use on the property, traffic concerns were satisfied, it was a suitable additional use, no negative impacts on the environment were known, concerns with impacts on the neighbors were addressed, and it would not impede normal development. Motion carried 6-0.

Final Review Recommendation of Municipal Land Sale List – No comments have been received regarding adding the Brokedown Palace, located at 206 W. Bayfield St., to the For-Sale list.

Moved by Griffiths to recommend to the Council to add the property located at 206 W. Bayfield Street, formerly known as the Brokendown Palace, to the list, second by Zifko. Motion carried unanimously.

Review of the 2018 Budget Timeline – The timeline was presented and Kluver asked if there were any proposed expenses out of the ordinary proposed for 2018. Kluver mentioned that the Comprehensive Plan is due for an update. Discussion occurred and the Commission came to unanimous consent that the Comprehensive Plan should wait another year, as the new zoning code that just went into effect should be monitored to see how it is working. Oswald suggested that the Plan Commission be allowed to keep some of the funds that the WDA had if the Plan Commission was going to potentially have some expanded duties.

Baregi moves to adjourn at 6:25pm, second by Zifko. Motion carried unanimously.

Scott J. Kluver
City Administrator