

PLANNING COMMISSION CITY OF WABASHA

Minutes of the June 08, 2010 meeting:

COMMISSION MEMBERS: John Friedmeyer, Chair Claire Abbott
 Jim Niemantsverdriet Charles Bricher
 Rollin Hall Ron Benson
 Brian Wodele

STAFF PRESENT: Molly Patterson-Lundgren, City Planner
 Phil Rosendale, Zoning Administrator
 Patty Heraty, Administrative Assistant

The regular meeting of the Planning Commission was held on Tuesday, June 08, 2010

Commissioner Friedmeyer called the meeting to order at 7:02 pm.

Roll found all members present except Commissioner Abbott.

Commissioners Hall and Wodele moved to approve the minutes of the May 10, 2010 regular meeting as submitted. Adopted unanimously.

Changes/Additions

Added to Other Business – Discussion on Traffic Counts, Discussion on Training Opportunities

Public Hearing – Mud Duck Marine, CUP, Bill Knabe

At 7:03 Chairman Friedmeyer opened the public hearing to consider the CUP application submitted by Bill Knabe. There were 3 people in the audience and the applicant was present. Adjacent property owners were notified via mail and notification was published in the local papers. Molly also sent a copy of the application and notification of the public hearing to Bill Huber of the DNR. Commissioners were provided with a copy of the application and detailed staff report.

City Planner Molly Patterson Lundgren provided a brief description of the project. The applicant, Bill Knabe is requesting a CUP for the operation of a marina at his residence located at 310 Bridge Avenue. Mr. Knabe currently has 8 or 9 slips and is proposing up to 12 slips, electrical outlets and trash receptacles in his application. Marinas are a mixed use in the zoning district, requiring a CUP.

The applicant, Bill Knabe addressed the commission and provided additional information about the project. He stated that he will be adding 2 more docks and the largest boat in the slips would be 32 feet.

Commissioner Hall asked about future need of an IUP. Molly stated that there may be a need if Mr. Knabe installs the block wall and has been included in the current application.

Commissioner Niemantsverdriet requested information on parking. Molly stated that Mr. Knabe meets all parking requirements for the city's ordinance. He currently can provide parking for 12 customers.

Commissioner Hall asked Mr. Knabe about the electrical service. Mr. Knabe stated that he had installed the current electrical service himself in 1992 when the boathouse had been built and that he has had no problems with the service.

Public Comments:

Bridget Skelton – resident 3rd Street West – addressed the commission and stated that she is concerned with the having 2 marinas in the same location and the increased traffic flow generated and safety issues. She also stated that she is concerned with the parking for the new marina and having overflow parking on 3rd street.

Kathy Skold – resident 3rd Street West – addressed the commission and also stated her concern with the increased traffic, parking and safety issues that will be brought on with the new marina. She also stated that she would have liked to have had more information prior to the meeting.

Dale Hartzel – owns storage buildings near property – expressed his concern with parking. He stated that some of Mr. Knabe’s customers have parked in front of his storage buildings in the past, blocking his customers.

Hearing no other public comments, the public hearing was closed at 7:41 pm.

Commissioners discussed the checklist for standards/requirements. After all discussion commissioners Niemantsverdriet and Wodele offered the following resolution and moved for its approval. Adopted unanimously.

Resolution 2010-006
Approving Conditional Use Permit for Mud Duck Marine,
A marina at 310 Bridge Avenue

WHEREAS, the property of 310 Bridge Avenue is zoned General Commercial (GC) with an S3 overlay and mixed uses and marinas require a CUP; and

WHEREAS, a residence with dock space that has grown to now be categorized as a “marina” under zoning code exists at this address; and

WHEREAS, an application for a mixed use to include the residence along with potential future landscaping, and operation of a marina with up to 12 slips has been made; and

WHEREAS, The Planning Commission provides the following findings:

1. Based on testimony by the applicant, the Commission finds that the installation of docks including the electrical service provided has been done to required standards and the marina operation will provide a safe place for customers and will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the City
2. The continued mixed use of the property as residential & commercial with the addition of a marina to allow up to 12 watercraft spaces, will be similar in use to what neighboring properties are doing
3. Additional boat docks and the necessary accommodations will not permanently alter the development of the area
4. Adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided
5. The proposed property layout provides ingress and egress so designed as to minimize traffic congestion in the public streets for the anticipated number of customers
6. The proposed use conforms to requirement of underlying and overlay districts
7. The conditions imposed are necessary to fulfill the purpose and intent of the Zoning Ordinance
8. The number of parking and loading spaces meets the minimum requirements of the zoning ordinance
9. The nature of the business is such that impact on neighboring residential uses is not anticipated (customers will arrive and quickly leave on their boats)
10. Marinas provide a benefit the community by providing additional services to both residents and visitors, contributing to quality of life and the tourism industry in town, goals provided for in the zone districts as well as the City Comprehensive Plan
11. The applicant continues to work with the DNR to prevent pollution of public waters on his property via soil erosion and stormwater drainage issues
12. The site is adequate for water supply and sewage treatment;
13. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of this public water to safely accommodate these watercraft

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for the mixed use to allow the residence & marina, along with future landscaping as detailed in the application dated April 26th 2010 with the following conditions

1. Applicant will acquire any state or local permits for any additional infrastructure (electrical/water/sewer) expansion. Copies of all permits will be provided to the city.
2. Any waste pump out services for personal use must meet state sewage disposal code requirements.
3. Existing pump out facilities will be for personal use only.
4. A set of rules will be established by the applicant to provide to customers regarding the conduct and a copy will be provided to the city.
5. No wastewater pumping facilities will be provided as part of the marina services.
6. Any approvals and/or permits required at the time of construction of the stone wall (indicated on the application diagram) shall be received prior to construction commencing

John Friedmeyer, Commission Chair

Patty Heraty, Administrative Assistant (witness)

Old Business

Molly brought forward for discussion Chickens & Zoning. The commission has previously discussed allowing chickens in certain zoning districts. Molly provided information from other cities/towns. Discussion included

- allowing chickens in other zoning areas
- allowing with approval from neighbors
- performance standards based on lot size
- concerns on odor

It was decided that staff would draft a performance standard and bring it back to the next regular meeting for review.

The 2005 Comp Plan was discussed. Commission members were previously provided with a department status update. Commission members discussed the project status update by department. It was decided that commission members would draft a list of goals and provide them to Molly via email.

Molly brought forward for discussion a report of street traffic counts provided by the police dept. for informational purposes. The report provided information on traffic on certain streets throughout the city.

Molly provided information to commission members on upcoming training opportunities.

Board of Adjustment – Molly stated that a BOA meeting will need to be scheduled prior to the next Planning Commission meeting as an application has been received. By unanimous consent it was decided that the BOA meeting will be held at 6:00 pm on Tuesday, July 13 prior to the next regularly scheduled Planning Commission meeting.

Molly updated commission members on the Harris/Scott lawsuit. She stated that the city has won the judgment in the Court of Appeals.

Sign Permits – Zoning Administrator Phil Rosendale stated that he has received an application for the “Mulch” sign on hwy 61

Molly stated that she has sent out 13 letters to downtown merchants re non-conforming signs that do not have permits. The city council has voted to allow those downtown merchants to submit applications for design review to the HPC without a fee within a certain time period.

The next regular meeting of the Planning Commission is scheduled for Tuesday, July 13, 2010.

Having no other business, by unanimous consent the meeting was adjourned at 9:40pm.

Respectfully submitted by:

Patty Heraty, Administrative Assistant