

PLANNING COMMISSION CITY OF WABASHA

Minutes of the July 15, 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 Thursday, July 15, 2010

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

Roll found all members present except Commissioners Abbott and Niemantsverdriet.

Commissioners Bricher and Wodele moved to approve the minutes of the June 8, 2010 regular meeting as submitted. Adopted unanimously.

Changes/Additions

Item 6A New Business was moved to the top of the agenda by unanimous consent.

New Business

Commissioner Wodele excused himself from discussion because of potential conflict of interest.

Molly brought forward for discussion a potential request for variance or zoning ordinance amendment brought in by Mr. Dave Wodele. Mr. Wodele owns a parcel located at 1102 Church Ave. The parcel is currently zoned commercial and is 1.22 acres. There are currently 2 buildings on the property that are approximately 8 ft apart and Mr. Wodele would like to split the property between the two buildings, however lot size and setbacks would not be met for the Industrial Zoning District with his proposal. Mr. Wodele is requesting feedback and discussion of other possibilities from the commission. Mr. Wodele was in attendance and provided additional information.

Discussion included

- changing the zoning district,
- common interest communities,
- creating a co-op

After all discussion Mr. Wodele thought the co-op would be a good avenue to pursue.

Old Business

The 2010/2011 Goals from the 2005 Comp Plan were discussed. Molly provided commission members with a 2010 Status of each department's projects and programs. Commission members reviewed the report. It was decided that Molly and John would draft a cover letter to council. Commissioners Benson and Wodele moved to approve and forward to council the Projects & Programs of 2005 Comprehensive Plan/ 2010 Status, Adopted unanimously.

Molly brought forward for discussion Chickens & Zoning. Allowing chickens in platted areas of the city has been previously discussed. Molly provided commission members with 2 draft options for changing the ordinance. Commission members decided to table the issue until the next meeting.

The Subdivision Ordinance was discussed. Discussion included

- "Building Better Neighborhoods, Creating Affordable Homes and Livable Communities", a book provided by Molly.

- Level of Services – Road Hierarchy
- Discussion points of what should/shall be designed

There was no Board of Adjustment business.

There were no new sign permits issued.

Molly informed commission members of a Bicycle Boulevards Planning and Design Webinar on Wednesday July 21st from 2-3 pm.

Commissioner Wodele updated the commission on the Miller Campground project. He stated that the storm water plan is on track and that they had met with the engineer.

Commissioner Hall recommends commission members read the book “Living on the Grid”.

Due to the Primary Election being held on the day of the next regularly scheduled meeting, it was agreed by unanimous consent to change the meeting date to Thursday, August 12, 2010 at 7pm.

Having no other business, by unanimous consent the meeting was adjourned at 9:05pm.

Respectfully submitted by:

Patty Heraty, Administrative Assistant