

# PLANNING COMMISSION CITY OF WABASHA

Minutes of the 08-09-2011 meeting:

COMMISSION MEMBERS:     John Friedmeyer, Chair             Claire Abbott  
                                     Jim Niemantsverdriet             Charles Bricher  
                                     Ron Benson                             Brian Wodele  
                                     (1) Vacancy

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

The regular meeting of the Wabasha Planning Commission was held on Tuesday, August 9, 2011 and was called to order by Commissioner Friedmeyer at 7:00 pm.

Roll call found members Friedmeyer, Benson, Abbott, Bricher and Wodele present. Commissioner Niemantsverdriet was absent.

Commissioners Benson and Bricher moved to approve the July 12, 2011 regular minutes as presented. Approved unanimously.

Changes/Additions – Molly requested the Planning Conference be added under New Business item C.

Molly brought forward for discussion a potential variance request for 136 Bridge Avenue, previously Bridgewater Bed and Breakfast. The new owners of the property are considering splitting the property between the main house and caretakers' cottage; however the property cannot meet lot size requirements for S-3 shoreland zone. The owner is requesting the Commission's input and comments on splitting the property into 2 lots and if a variance would be considered. Commission members discussed the options proposed and state changes to variance requirements and decided that the Board of Adjustment would consider a variance application based on the findings presented.

The 2010 Census Data was discussed. Commission members were provided with a report drafted by Planning Dept. intern Duane Willie. The report compared current 2010 data to the 2000 Census data. Based on the data provided, Wabasha's population decreased by 3%, however there were 111 new housing units built. Duane stated that based on the data provided, the increase in elderly people and more vacant and occasional housing can account for the decrease in population. Duane also stated that all information has not been provided yet and that based on the 2010 census data, the city may need to revisit the comp plan.

Molly informed commission members that the Annual Planning Conference is in St. Cloud September 28 thru the 30 and that anyone interested in attending should let her know.

K&C Fisheries CUP was discussed. The public hearing for K&C Fisheries has already been held at a previous meeting. Molly stated that she has spoken with Jim Sullivan from the PCA regarding odor issues and that he indicated that due to the nature of what K&C is proposing he did not think odor would present an issue.

Commissioners Benson and Abbott offered the following motion and moved for its approval. Adopted unanimously.

## **Resolution 2011-005**

### **Conditional Use Permit to establish and operate a fish research & processing facility**

WHEREAS, An application has been submitted by K&C Fisheries to establish a fish research & processing facility; and

WHEREAS, The proposed use is considered "heavy industry" due to the fact that raw materials are prepared or altered and sold at wholesale and "heavy industry is allowed as a conditional use in the industrial zoning district; and

WHEREAS, The Planning Commission provides the following findings:

- A. With modern and appropriate facilities and management techniques, and with appropriate conditions meeting state health standards and local sewer requirements, the impact from potential nuisances such as odor and byproduct waste, will be kept to a minimum. The potential for negative impact of this use on neighboring uses in the industrial district is low and the potential benefit to the community high with the additional tax base and jobs the business will bring to the City.
- B. The vicinity is planned for and zoned Industrial and intended for uses such as manufacturing, processing, warehousing, packaging or treatment of products. While there may be slight impact of the proposed use on nearby properties these are all within the Industrial district as well and there is an expectation that this type of use be located in this area.
- C. The proposed project will be located on a platted lot in the Industrial Park platted with a public street providing future access to adjacent undeveloped land.
- D. Public roads directly leading from Highway 61, public sewer and water and private utilities are all available to this property.
- E. Existing (or planned modified) driveways provide access to the site from Church Avenue adequate for the proposed use
- F. The proposed use meets the definition of Heavy Industry which is an allowed use in this district with the issuance of a Conditional Use Permit
- G. With the project site completely surrounded by other industrially zoned property, there is no need for architecture, landscaping, or similar aesthetic design requirements.
- H. With appropriate conditions, requirements for parking and waste management will be fulfilled to meet the purpose and goals of the Zoning Ordinance and City Comprehensive Plan
- I. Based on advice from the City Waste Water Plant Engineer, with some additional details provided by the applicant, there is assurance that the wastewater system will adequately serve the project.
- J. Vehicle access is adequate to the site for the use proposed and because a lack of existing pedestrian and bicycle infrastructure in the area and leading to the area exists, none is required by the applicant.
- K. There is nothing in the proposal that would indicate a need of additional barriers to the site for the safety of Wabasha citizens
- L. With the condition of providing a plan for additional site modifications, the City will be assured that all stormwater will be managed appropriately.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for K&C Fisheries Global Pty Ltd to establish and operate a Fish Research and Processing Plant with the following conditions:

1. The applicant shall comply with and provide copies to the City of permits from the MN Department of Health for food production safety requirements
2. A site plan for the property will be submitted to the City with staff approval prior to the issuance of a building permit. The plan shall indicate the required number of parking spaces
3. The facility will be constructed with and regularly use appropriate screening to keep fish scales & bones from entering the City sewer system. Notification will be made by the business to the sewer department when there is any need for variation of this system and the Department may issue a ticket of non-compliance if this is not done upon which the CUP may be revoked by the City Council
4. The applicant will provide any additional information regarding sewage loading as required by the City Engineer with final approval by the Engineer or Utility Department Superintendent prior to the issuance of a certificate of occupancy for the building
5. If the proposed Fish Research and Processing facility is not established (construction complete) within one year of issuance of this permit, this CUP shall be null and void

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John Friedmeyer, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Patty Heraty, Administrative Assistant (Witness)

\_\_\_\_\_  
Date

Keith Bell, K&C Fisheries stated that he has registered the company as K&C Fisheries Global LLC. He also stated that he received the SMIF grant for \$200,000 and is working on a state grant. He will take possession of the building on September first and construction will start September 15<sup>th</sup>. He expects work to start around the end of November.

The commission requested a discussion on wood burning stoves be put on next month's agenda.

Phil informed the commission of a possible variance request for the Greenheck property for a garage.

Brian brought forward for discussion Mark Passe as a possible commission member; however he does not live in city limits. Staff will look into requirements for having city residents as commission members and will talk to the mayor.

The next meeting is scheduled for September 13, 2011 at 7:00 pm.

Having no other business, the meeting was adjourned at 8:15 pm. by unanimous consent.

Respectfully submitted by:

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Patty Heraty, Administrative Assistant