

PLANNING COMMISSION CITY OF WABASHA

Minutes of the September 14, 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, September 14, 2010.

Commissioner Hall called the meeting to order at 7:00 pm.

Roll found all members present.

Commissioners Benson and Bricher moved to approve the minutes of the August 12, 2010 regular meeting as submitted. Adopted unanimously.

Changes/Additions

None

New Business

Item 5A was moved down on the agenda by unanimous consent.

Item 5B – Meeting Decorum Policy. Molly provided commission members with a copy of the new Meeting Decorum Policy for all Public Meetings. Commission members discussed the policy. Molly stated that the purpose of the policy is to ensure the respectful public behavior and safety of all at public meetings. Commission members suggested posting the policy in large format in the council chambers.

Old Business

Item 6A – Chickens & Zoning – Molly updated commission members. The item went to the council at their last meeting and they called for a public hearing at the October meeting. The public hearing will be advertised in the paper for 2 weeks. Molly reported that council member Hiers had expressed some concern with the number of chickens the commission has proposed to allow, she felt that it was too few. Commission members discussed the proposed ordinance changes and it was decided not to make any further changes to what was already proposed.

Item 6B – Subdivision Ordinance – Molly reported that she has had discussion with Street Superintendent Tony Johnson regarding right-of-way issues. Commission members discussed the different right-of-way issues in the city including: who maintains; and width.

New Business

Item 5A – Public Health Bldg – Potential re-use and rezoning options. Dennis Bussian is proposing to use the building as office space and retail space and would like the commission's feedback. The building is currently zoned R-2 which allows either office or retail, but only up to 1500 square feet and only with a CUP. The building is currently being used as office space, so it is a legal non-conforming use for the district. Molly has spoken with city attorney and he advises that Mr. Bussian could use the building at its existing use with the same intensity and also allow modifications to the building not to exceed 50% of its assessed value without rezoning. Staff recommends rezoning the property to TDC which allows a mix of uses, the city's Land Use Plan also indicates commercial use for the property in the future. Commission members agree that the property should be zoned TDC and that if Mr. Bussian were to submit an application to rezone they would consider it. Commission members also requested staff add rezoning the property to the list of future ordinance changes.

Board of Adjustment

Commissioners Hall and Benson moved to approve the minutes of 9-1-10 BOA meeting. Adopted unanimously.

Molly informed commission members that Mr. Wodele has appealed the BOA's decision to deny his application for variance. The appeal will go to the council at their October meeting.

There were no sign permits issued since the last meeting.

Commissioner Hall reported on the Main Street Program meeting he attended.

The next meeting is scheduled for Tuesday, October 12, 2010.

Having no other business, by unanimous consent the meeting was adjourned at 8:40 pm.

Respectfully submitted by:

Patty Heraty, Administrative Assistant