

Hearing no further comment Chair Wodele closed the public hearing at 7:14 pm. Commissioners Miller and Durand Made the following motion:

**Resolution
CUP for an Institutional Use**

WHEREAS, the property addressed 907 Hiawatha Drive E is zoned R-1 (Low Density Residential); and

WHEREAS, the site is part of the Miller's Subdivision; and

WHEREAS, the proposed property has a land use designation of Low Density Residential; and

WHEREAS, The Planning Commission provides the following findings:

- a) Hiawatha Bible Chapel has owned and operated a church at this located for many years without neighborhood complaints.
- b) The continued use of this property as an Institutional use will protect the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- c) The purpose of the Low Density Residential zone is to allow for development of land for residential structures and related complementary uses at a lower density than traditionally developed in Wabasha.
- d) There are no potential for public health implications.
- e) The proposed use is consistent with the City comprehensive land use plan.
- f) Ingress and egress is provided off Hiawatha Drive where few traffic conflicts are present and the expansion will not increase the current capacity of the building.
- g) The site has city sewer and water service.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for an institutional use at 907 Hiawatha Drive E. by allowing for the construction of an expansion as shown on the site plan submitted on March 16, 2015.

Adopted unanimously.

6) Old Business

a) Silica Ban

Commissioners Falkum and Wallerich made a motion that The Planning commission recommends not including language in the Mining Ordinance to ban silica sand mining and recommend that if the City Council wishes to do so that it is passed as a stand-alone ordinance. Adopted unanimously.

b) Mining Ordinance

Molly Patterson-Lundgren provided the most up to date draft of the mining ordinance to the commission for their review. Minor changes and edits were discussed.

The following changes should be documented:

Language regarding legal non-conforming on page 13 item B 2.:

“Existing mines (defined as “legal non-conforming uses under the City Zoning Ordinance) ~~are allowed to~~ **may** continue to operate ~~in~~ **at** their existing location even when not permitted or conditional in their zoning district but are not allowed to **expand beyond the boundaries of the parcel of which the mine has ownership or under contracted lease** ~~grow beyond property lines of the mine~~ at the time of adoption of this ordinance or change in any manner as indicated in Section III.A.2 of this ordinance.”

Page 15 item H changed to “100 feet”,

Page 18 item # 13 should be “½ mile”,

Page 11 item # V. B. edit last sentence to read “The following information is needed to register.”

Commissioners Bricher and Miller made a motion to make the said changes and forward on to City Council for adoption. Adopted unanimously.

c) Comp Plan Update

Kristi indicated that the group met on March 25th 2015. In the end the group ended up with three separate survey interests. The commission was provided with minutes from the last meeting and the draft surveys that will be available to high school students, resident and non-resident. These surveys will be available online as well as paper copies at commercial properties within town for people to fill out and return to the City. The group will have one more meeting in July after the surveys are finished.

d) Major Traffic Generators Discussion

Kristi indicated that the Army Corp of Engineers wants to move sand from their mine to fill a portion of Bob Kohner’s property within the Wabasha Ready Mix mine along Bruegger Valley Road and Highway 61. The project will take less than 6 months over a short distance across Highway 61. Kristi believes that this project would not trigger an IUP or CUP because both mines are preexisting and reclamation of existing mines would be a necessary component of their original mining permits.

Kristi indicated that if no new IUP’s or CUP’s are necessary then the Major Traffic Generators ordinance would not be required. However, there will be undoubtedly be future short projects to move sand, gravel, dirt, or stone from sites along the Mississippi River and within Wabasha. These types of projects will move more than 60 heavy trips of product per day but also for a very short period of time. Commissioners Falkum and Miller disagreed and that a Major Traffic Generators should be triggered as the fill amount would be very large and would take many more trucks than the minimum to trigger a TIS as indicated in our ordinance. The commission agreed that Mr. Kohner would not need an IUP or CUP for the actual filling of his pit. However, the Army Corps needs to provide information regarding the truck loads, routes and frequency with a TIS because it triggers a Major Traffic Generator. Kristi indicated that the Army Corps would most likely apply for a variance to the rules as they were not in agreement of a TIS. Staff will work with the Army Corp to inquire about the upcoming project.

e) SSS CUP

The Planning & Zoning Commission needs to determine if the original CUP approved on 12/12/12 is voided due to ...

Section 305.04 Subd. 5 C 4 ix. "In any case where a conditional use or interim use has not been established within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the conditional use or authorization shall be null and void , or Do the Commissioners believe that past time extensions can still apply for this CUP.

Commissioners Falkum and Wallerich made a motion to direct staff to send a letter to Superior Sand Systems asking for a time table of when they will comply with all 28 conditions listed in the CUP and if they approve our suggested route that the City proposed to them in October 2014. Adopted unanimously.

f) Best Management Practices – moved to June meeting.

7) New Business-

a) Brewery and Distillery Ordinance Discussion

Request: The Planning and Zoning Commissioners have been asked by a local business owner to potentially add breweries and distilleries and other similar uses as allowable uses in the Zoning Ordinance. Kristi provided a draft of example language and the commission would like to move forward with the review in May.

8) Board of Adjustment Business- None

9) Other Business – None

10) Next Regular Meeting Date –

The next regular meeting will be scheduled for Tuesday May 12th at 7pm at Wabasha City Hall.

11) Adjourn - Commissioners Durand and Miller made a motion to adjourn at 8:45 pm. Adopted unanimously.

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date