PLANNING COMMISSION MINUTES

DATE:	July 27, 2015
TIME:	4:30 p.m.
PRESENT:	Chairperson Davis, Commissioners Boettcher, Porter, Hahn Buelow, and Ballard
ABSENT:	Commissioners M. Olson, L. Olson, and Fritz
STAFF PRESENT:	City Planner Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairperson Davis.

Approval of Minutes – July 13, 2015

The minutes for July 13, 2015 were approved upon motion by Commissioner Boettcher and second by Commissioner Hahn.

Natallia Properties CUP Review

Chairperson Davis opened the public hearing and asked if the petitioner would like to say a few words about the project.

Dennis McEntaffer stated that the residential units on the first floor of 109 East Third Street are planned to be two bedroom loft style apartments utilizing the existing mezzanine. A frozen yogurt shop and another commercial use will occupy the front one-half of the first story, with the residential units in the rear. An additional 8 apartments are planned for the second and third floors of the building.

Chairperson Davis then called on Carlos Espinosa to present the staff report. Mr. Espinosa stated that staff's review found the proposal to satisfy both the general and specific criteria for the CUP, and accordingly staff is recommending approval.

Next, Chairperson Davis asked if anyone else would like to speak about the CUP.

Janel Moore - 1520 Gilmore Valley Road - stated that she had concerns about parking for the commercial and residential uses in the building. Mr. McEntaffer stated that there will be 3 spaces in the rear of the building, and parking at the public parking lot adjacent to Midtown Foods is nearby.

Gaby Peterson - 1338 Wincrest Drive - stated that she simply wanted to voice support for the project.

There being no others who wished to speak, Chairperson Davis closed the public hearing.

Commissioner Boettcher asked if the residential units would have a security system. Mr. McEntaffer replied affirmatively.

Commissioner Porter asked what kind of market research Mr. McEntaffer had done relative to downtown residential units for professionals. Mr. McEntaffer stated that he had discussed the need for this type of residential units with representatives of both the City of Winona and the Chamber of Commerce.

Next, Commissioner Boettcher motioned to approve the CUP. The motion was seconded by Commissioner Hahn and approved unanimously with an abstention by Commissioner Ballard.

Future Action Items

Mr. Espinosa gave a brief overview of the Development Code Update proposal submitted by the selected consultant – Hoisington Koegler Group Inc. Mr. Espinosa stated that a contract is being finalized and the project should start in August.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:00 p.m.

Carlos Espinosa
City Planner