PLANNING COMMISSION MINUTES

DATE: October 12, 2015

TIME: 4:30 p.m.

PRESENT: Commissioners Porter, Boettcher, Ballard, Buelow, M. Olson, and L. Olson

ABSENT: Commissioner Hahn and Davis

STAFF PRESENT: City Planner Mark Moeller

The meeting was called to order at 4:30 p.m. by Acting Chair Porter.

Approval of Minutes – September 28, 2015
Minutes from the Commission's meeting of September 28, 2015 were reviewed, and upon motion by Commissioner Boettcher, and second by M. Olson, were unanimously approved as submitted.

Public Hearing - Rezoning Request – R-3 to B-2
Acting Chair Porter called on the petitioner to provide preliminary comments. Steve Kohner, representing Pelzer Properties LLC, PO Box 30105, Winona, stated that he had acquired the Red Top Mobile Home property a number of years ago. Since then, the park has been closed and his desire is to rezone the property for future remarketing/redevelopment purposes. He encouraged approval of the request.

Acting Chair Porter then called on staff to provide a summary of its analysis. Mark Moeller, City Planner, noted that the property is located at 1845 West Fifth Street and includes approximately 5 acres of land. The property is currently zoned R-3 (Multiple Family Residential) which allows for apartments, clinics, and bed and breakfast facilities in addition to uses otherwise permitted in the R-2 zoning district. B-2 (Central Business District) Zoning has been requested. In addition to commercial uses generally permitted in the B-1 Zoning District, the B-2 District allows for retail and commercial establishments.

Mr. Moeller explained that surrounding land use and zoning to the site includes:

North: Single Family Residential – West Fifth Street/R-1 Zoning
South: JC Penney and Fastenal Company Store - B-2 Zoning
East: Multi-Family Residential - R-3 Zoning
West: Residential Properties (Apartments and a duplex rental property) - R-3 Zoning

Given review of the site's history, Mr. Moeller explained that the property had been zoned commercial through the 1940 Zoning Ordinance. In 1959/1960, following the adoption of the City's first Comprehensive Plan, the zoning of the property was changed to R-3. At that point, it is staffs understanding that a mobile home park existed on the

property. As noted by Mr. Kohner, this park existed until June of this year at which point it was officially closed as a mobile home park.

Mr. Moeller explained that although the rezoning site includes 4.98 acres of land, the applicant does own an additional 1.14 acres of land that was rezoned from R-3 to B-2 in 1983 to facilitate the construction of storage units for mobile home park residents and others. He further noted that the site is flanked by Pelzer Street on the East and West Fifth Street on the North. Following street improvements to Pelzer a couple of years ago, traffic counts on that street have increased by approximately 1700 vehicles per day. On the other hand, counts on West Fifth Street have decreased slightly during this same time period.

In summary of the staff analysis, Mr. Moeller explained that staff had concluded that:

1. There was no error or oversight in R-3 zoning of the property in question in 1959/1960.
2. The use of the property has changed and Pelzer Street has been widened since the application of R-3 zoning in 1959/1960 to warrant rezoning of the property in question.
3. Potential uses of the B-2 zoning district would not impose "undue hardship" on surrounding properties.
4. In addition to the petitioner, the proposed rezoning benefits the City because it facilitates redevelopment in an appropriate area as designated by the Comprehensive Plan. Here Mr. Moeller added that the Comprehensive Plan does recommend General Commercial use of the property.
5. Because the proposed rezoning is in-line with the Comprehensive Plan's designation of the area as General Commercial, the proposed rezoning should not be misconstrued as spot zoning.

Given its analysis, staff was recommending approval of the request. With this recommendation, options available to the Commission this afternoon included:

1. Recommend approval of the request, adopting the analysis with staff findings to Council.
2. Recommend denial of the request. In this option, specific reasons should be given. These reasons should pertain to the potential uses of the proposed zone.
3. Recommend modification of the request. Under this option, the Commission may recommend rezoning to a stricter zoning classification.
4. Table the item to allow staff additional time to answer questions.

At this point, Acting Chair Porter opened the public hearing and called for anyone who wished to speak to present first their name and address.

Jeff Reinardy, 260 Sebo Street, asked for additional information as to what forms of uses the B-2 District would provide for. In response, Mr. Moeller provided a general listing of uses to those in attendance.

Eric Brom, 845 34th Avenue, noted that in his opinion, the request would not affect him. As such, he had no concerns of the request.

Dawn Singer, 1735 West Fifth Street, asked if a specific proposal had been made for reuse of the site. Mr. Kohner replied that it had not.

At this point, Mr. Moeller reviewed the rezoning process and emphasized that should the Commission act this afternoon, the matter would be referred to Council for an additional hearing and final action. Following that, any specific development or redevelopment of the site would need to be preceded by the submittal of site plans. As part of those processes, surrounding neighbors would again be notified to attend required hearings/meetings to offer comment.

There being no further comments from the public, the public hearing was closed by Acting Chair Porter.

Commissioner M. Olson asked how redevelopment of the site would be accessed. Mr. Moeller replied that access would more than likely occur from Fifth or Pelzer. It was noted that there are current access points from both of these streets. Mr. Moeller noted that those may be appropriate, or they may not. Again, this is an issue that would be reviewed during site plan review.

Following brief discussion, it was moved by Commissioner Boettcher and seconded by Commissioner Ballard to recommend approval of the rezoning request, given those findings as presented in the staff report.

Upon discussion, Commissioner M. Olson commended staff in preparation of its report and was pleased that that report, in part, recommended rezoning on the basis of Comprehensive Plan recommendations.

Acting Chair Porter agreed and called for a vote on the motion. The vote of the Commission was unanimous to support the motion. Acting Chair Porter stated that the next step in the process would be referral to Council for an additional hearing. He again noted that surrounding property owners would be notified of this hearing, once established.

Initiate Zoning of Annexed Properties

Acting Chair Porter called on Mr. Moeller to provide an overview of this item. Mr. Moeller stated that as part of the City of Winona/Wilson Township Orderly Annexation Agreement, two properties have been annexed into the City within the last year. These properties are located at 22743 County Road 17 and 1720 Valley View Drive. Given these actions, it was necessary to zone both properties. The purpose of bringing this forward this afternoon was to request that the Planning Commission initiate the zoning process by adopting a simple motion to that affect. He explained that as a starting point to the process, he had submitted letters to both property owners explaining what was being proposed. Given Comprehensive Plan recommendations, R-S zoning was being proposed for 22743 County Road 17 while R-1 zoning was being proposed for 1720

Valley View Drive. Should the Commission initiate the process this afternoon, a public hearing to consider zoning would be established for the near future. Following brief discussion, it was moved by Commissioner M. Olson and seconded by Commissioner Boettcher to initiate zoning of both properties as referenced in the staff report. When the question was called, the vote of the Commission was unanimous to approve the motion.

Other Business

Acting Chair Porter stated that it was necessary to elect officers this afternoon. Given discussions with current officers, both have agreed to continue with their roles for the coming year. As such, the Nominating Committee was recommending that Wendy Davis be elected as Commission Chair and Ed Hahn be elected as Vice Chair of the Commission for the coming year. This recommendation was subsequently made into a motion by Commissioner M. Olson and seconded by Commissioner Buelow. When the question was called, the vote of the Commission was unanimous to approve the motion.

Future Action Items

At this point, Mr. Moeller provided an overview of last Monday & Tuesday's visit by representatives of Hoisington Koegler in relation to the Development Code Update Project. In this, he explained that a total of five stakeholder meetings had been held on Monday. In his participation of them, all were generally well attended and participants were fairly vocal in providing concerns and ideas. He expected that a summary of feedback from those meetings would be available for Commission review in early November. He also explained that City staff had given a tour of the City to consultants on Tuesday. This tour was designed to provide a visual understanding of issues and concerns.

Commissioner Boettcher stated that there was a very strong need in the community for motels and suggested that all do what they can to promote this concept. Commissioner Boettcher further suggested that the City and MnDOT look to completing Highway 43 from the City to the Interstate. He felt this was a priority in stimulating redevelopment at the Interstate 90 intersection.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned.

Mark Moeller
City Planner