

PLANNING COMMISSION MINUTES

DATE: June 13, 2016

TIME: 4:30 p.m.

PRESENT: Chairman Hahn, Commissioners Boettcher, Buelow, Ballard, Porter, L. Olson, and Shortridge

ABSENT: M. Olson

STAFF PRESENT: City Planner Mark Moeller; City Planner Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairman Hahn.

Public Hearing – Land Disturbance Activity Permit – City of Winona

Chairman Hahn opened the public hearing and called on staff to present the item. City Planner Mark Moeller presented the staff report and noted that given the findings presented, staff recommended approval in accordance with the plans and SWPPP submitted with the application.

Chairman Hahn then asked if there was anyone present to speak for or against the proposal. There being no one present, the public hearing was closed.

Next, Commissioner L. Olson made a motion to approve the item. The motion was seconded by Commissioner Boettcher.

Following a brief discussion, in which Mr. Moeller referenced items in the staff report, Chairman Hahn called for a vote. Upon vote, the motion passed unanimously.

Downtown Zoning Boundary Discussion

City Planner presented the item and staff's recommendations for each rezoning area. The recommendations were as follows:

Area #1

1. Maintain the current boundary which excludes the one-four family residential properties from DTF or DTMU zoning.
2. Maintain the current boundary which includes the middle school auditorium building.
3. Change the YMCA block from proposed DTMU zoning to DTF zoning.

Area #2

1. Maintain current zoning for the Valley View residential tower.
2. Change the proposed zoning for the two ½ blocks north of 4th street from DTMU to DTF.

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Area #3

1. Maintain the current boundary which excludes all properties north of Second Street and the two ½ blocks occupied by Kendell Lumber and Coca Cola from DTF or DTMU zoning. Zoning may be changed as necessary in the future related to a specific project.

Area #4

1. Maintain the current boundary which excludes the referenced properties from DTF or DTMU zoning. Zoning may be changed as necessary in the future related to a specific project.

Regarding Area #1, Commissioner Porter stated that despite the potential for the creating nonconformities on the residential lots, the Comp Plan guides the area for Downtown Fringe. In addition, the area has a mix of residential uses and higher levels of traffic – all adjacent to commercial and institutional uses at the edge of downtown. As a result, for this area, he would support the rezoning area include the one to four family residential properties.

Mr. Hahn asked staff to clarify that if the residential properties were rezoned, they could continue to be used as residential, but just couldn't expand. Mr. Espinosa confirmed this and stated that the properties could also be sold to a subsequent owner for a residential use.

Mr. Porter stated that he was in agreement with staff's recommendations for the other areas.

Mr. Hahn stated that he agreed with Commissioner Porter's sentiment regarding Area #1.

Commissioner Buelow asked about public notice regarding the rezoning. Mr. Espinosa stated that since the Commission was still in the preliminary phases of the rezoning discussion, contact has not been made with individual property owners. However, contact would be made after standards are added to the districts – far in advance of any public hearings in front of the Commission.

Various Commissioners had questions about the YMCA lot and the impact that the new zoning would have. Mr. Espinosa stated that rezoning the YMCA block to Downtown Fringe would expand the number of uses allowed on the lot, but many of the uses would be subject to a Conditional Use Permit – including gas stations.

Commissioner L. Olson stated that he was not in favor of any new zoning regulations that are more restrictive.

Commissioner Boettcher stated that he was in support of staff's recommendations, but reiterated that he is not in support of a gas station on the YMCA block.

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Discussion – Levee Park Connector Bicycle Routes

Mr. Espinosa presented the item. Following miscellaneous discussion, the Commission indicated support for the proposal.

Other Business

Commissioner Boettcher noted his support for public assistance to homeowners subject to high flood insurance premiums.

Commissioner Porter asked about the barges that have been staged off Riverview Drive for a number of years. Staff stated they would check into that.

Commissioner Buelow asked about landscaping at the Franklin and Broadway project. Staff stated that the owner is currently working with a landscaping company to complete plantings on the property.

Commissioner L. Olson asked about the former YWCA property. Mr. Espinosa stated that the variance granted to the property is still valid, and there has been some interest in redevelopment.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:30 p.m.



Carlos Espinosa
City Planner