

PLANNING COMMISSION MINUTES

DATE: March 9, 2020
TIME: 4:30 p.m.
PRESENT: Chairman Buelow, Commissioners Hahn, Marks, Boettcher, Hall, Olson, and Shortridge
ABSENT: Commissioners Ballard and Paddock
STAFF PRESENT: Assistant City Planner Luke Sims

The meeting was called to order at 4:31 p.m. by Chairman Buelow.

Approval of Minutes – February 24, 2020

The minutes from the Planning Commission meeting of February 24, 2020 were reviewed. Commissioner Olson moved to approve the minutes. Commissioner Marks seconded the motion. All members present voted aye.

Public Hearing – Loesel Subdivision Final Plat

Applicant Zachary Loesel communicated to the Commission his intent to sell the garage currently on the property to another individual who would use it for storage.

Commissioner Olson asked to confirm the location at 1100 Sugar Loaf Road as being directly south of 1070 Sugar Loaf Road. Mr. Loesel confirmed this was the case. General discussion of access to the property ensued.

Mr. Sims provided an overview of the proposed final plat, including the new lot for the garage to be sold and the outlot which would be created for future divestment, possibly to MnDOT as it sits below Highway 43. Mr. Sims also noted that the existing single family residence use is a legal nonconformity and recommended that the Commission approve the request with the condition that the newly created Block 1 Lot 2 be re-zoned to an appropriate zoning district for a single family home.

Chairman Buelow asked how the sewer and water lines were reaching the house on Block 1 Lot 2 and whether they would run under the garage. Mr. Sims noted that this was not raised as an issue in the review process but would follow up to confirm that the sewer and water lines do not run under the garage property prior to submission to the City Council for final approval.

Commissioner Hahn asked which zoning district would be best for the property in question. Mr. Sims responded that any residential district would be appropriate based on the Comprehensive Plan's designation as mixed residential but that an R-2 designation would be fitting based on neighboring properties.

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Chairman Buelow opened the public hearing.

No members of the public coming forward to speak, Chairman Buelow closed the public hearing.

Commissioner Hahn moved to approve the application with the condition to rezone to an R-2 zoning district. Commissioner Marks seconded the motion. All members present voted aye.

Other Business

Chairman Buelow raised concern over the sand pile proposed for Latsch Island by the Army Corps of Engineers and recommended that the Planning Commission take a stance on the proposed sand pile, particularly as the City of Winona has invest in the new bridge walkway, Levee Park, and that the location in question is a narrow spot in the river and there may be some long term detriment in solving a short term problem. Commissioner Hahn mentioned that Wabasha is also dealing with a similar problem. Commissioner Shortridge added that the pile never really goes away. Commissioner Hahn added that it could become a transportation concern.

Commissioner Shortridge moved to draft a letter of support to City Council to discourage the use of Latsch Island as a dredge pile as it is not in keeping with the Comprehensive Plan. Commissioner Marks seconded the motion.

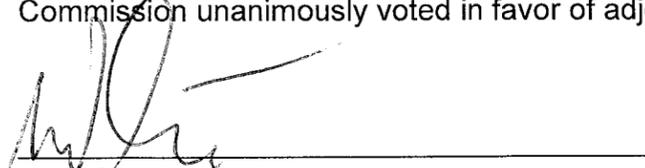
Commissioner Boettcher mentioned that there is concern about the rising river which fluctuates higher now than it did in the past and there are no longer as many dry areas. He mentioned that some places to the south may be better than the proposed location or to the north.

General discussion about the current amount of sand being stored at the location and potential future additional storage ensued. General discomfort with the idea of additional storage at that location was expressed.

No further discussion ensuing, the Commission voted on the motion at hand. All members present voted aye.

Adjournment

On a motion from Commissioner Olson and second by Commissioner Shortridge, the Commission unanimously voted in favor of adjournment at 5:00 p.m.



Luke Sims
Assistant City Planner