

PLANNING COMMISSION MINUTES

DATE: May 11, 2020

TIME: 4:30 p.m.

PRESENT: Chairman Buelow, Commissioners Hahn, Boettcher, Ballard, Olson, Hall, Shortridge and Paddock

ABSENT: Commissioner Marks

STAFF PRESENT: City Planner Carlos Espinosa

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

Approval of Minutes – April 13, 2020

The minutes from the April 13, 2020 meeting were reviewed and then approved unanimously upon a motion from Commissioner Hahn and second by Olson.

Public Hearing – City of Winona Land Disturbance Activity Permit

Chairman Buelow opened the public hearing and called on the petitioner.

The petitioner's representative - John Howard, City of Winona Natural Resource Sustainability Coordinator - described the project and noted that 5-6 check dams are proposed to be installed to help manage stormwater in bluffland areas.

Commissioner Shortridge asked if the residential areas where the dams are proposed have stormwater ponds. Mr. Howard responded that they don't – they were built before the requirement for on-site stormwater facilities. The lack of stormwater ponds is one of the main reasons the check dams are needed.

Commissioner Buelow asked how long the project will take. Mr. Howard said that he estimates the project will take one week.

Commissioner Boettcher asked about costs for the City of Winona. Mr. Howard stated that the City had received external funding for the project and the labor was being provided the Conservation Corps – thus costs to the City will be minimal.

There being no further questions for the petitioner, Chairman Buelow asked if there was anyone else who would like to speak.

Deborah Swenson - 1311 Ridgewood Drive – stated that she has seen a lot of erosion adjacent to her house within the project area. As a result, she is happy to see this project being proposed.

Steve Hess – 1404 Skyline Drive – asked if the lawns needed to access the project areas will be fixed up if needed. Mr. Howard responded affirmatively.

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There being no other people who wished to speak, Chairman Buelow closed the public hearing.

Next, Commissioner Shortridge made a motion to recommend approval of the request. The motion was seconded by Commissioner Ballard. Upon vote, the motion passed unanimously.

Other Business

Commissioner Shortridge noted that changes to City Code and the Comp Plan may be needed to address issues related to a few recent projects. Mr. Shortridge stated that he had concerns about how cluster development is defined, the lack of design and primary/secondary use standards for low density housing, and the absence of a suitable land use category for Multi-family housing outside the core area of Winona. Multiple other Commissioners echoed these concerns. City Planner Espinosa stated that staff would examine these topics and bring them back to the Commission for discussion at a future meeting.

Adjournment

The meeting was adjourned at 5:21 p.m.



Carlos Espinosa
City Planner