

## PLANNING COMMISSION MINUTES

**DATE:** May 26, 2020

**TIME:** 4:30 p.m.

**PRESENT:** Chairman Buelow; Commissioners Hahn, Olson, Hall, Paddock, Shortridge, Ballard, and Marks

**ABSENT:** Commissioner Boettcher

**STAFF PRESENT:** City Planner Carlos Espinosa; Assistant City Planner Luke Sims

---

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

### Approval of Minutes – May 26, 2020

The minutes from the May 11, 2020 meeting were reviewed and then approved unanimously upon a motion from Commissioner Olson and second by Commissioner Shortridge.

### Discussion – Commission Code Concerns

Mr. Espinosa summarized the proposed changes related to the definition of cluster development.

Commissioners were supportive of the proposed amendments. Chairman Buelow stated that adding more examples of cluster housing layouts would be beneficial.

Next, Mr. Espinosa went over proposed code change to address concerns about overly large garages being bigger than the dwellings they are accessory to. Commissioners were supportive of the proposed amendment.

Finally, Mr. Espinosa reviewed the potential for a Suburban Multi-family land use designation for outside the core area of Winona in the City's updated Comprehensive Plan.

There being no further comments, Chairman Buelow moved to the next item.

### Discussion – Short Term Rentals Update

Mr. Sims went through a presentation to Commissioners that outlined the current status of short term rentals in Winona. Mr. Sims stated that 20 total properties are certified with a total of 28 units. The properties are spread throughout the City and not really concentrated in one area. Also, there are multiple different kinds of units being certified

**PLANNING COMMISSION MINUTES**

**MAY 26, 2020**

**PAGE 2**

(student rental, non-student rentals, etc.). Finally, Mr. Sims stated that the City has not received any complaints related to the existing short term rentals.

Commission Olson noted that many of the new short term rentals that have been certified are existing rentals. As a result, the surrounding neighborhood is more used to the property being a rental.

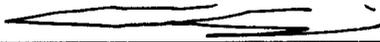
Chairman Buelow noted that short term rentals are typically maintained well because reviews would not be positive if the opposite were true.

**Other Business**

Mr. Espinosa noted that the Commission would be reviewing an updated petition from Bradford Development at the next meeting.

**Adjournment**

The meeting was adjourned at 5:15 p.m.



---

Carlos Espinosa  
City Planner