

PLANNING COMMISSION MINUTES

DATE: June 8, 2020
TIME: 4:30 p.m.
PRESENT: Chairman Buelow, Commissioners Hahn, Ballard, Olson, Marks, Hall, Paddock, and Shortridge
ABSENT: Commissioner Boettcher
STAFF PRESENT: City Planner Carlos Espinosa, Assistant City Planner Luke Sims, and Director of Community Development Lucy McMartin

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

Approval of Minutes – May 26, 2020

The minutes from the Planning Commission meeting of May 26, 2020 were reviewed. Commissioner Olson moved to approve the minutes. Commissioner Hahn seconded the motion and the minutes were approved unanimously via roll call vote (roll call vote sheet attached to these minutes as Appendix A).

Public Hearing – Final Plat of Target Lake Park Retail Subdivision

Mr. Sims provided an overview of the proposed subdivision which will house a new Burger King Restaurant in space currently operated as a parking lot for Target. Mr. Sims noted that the applicant has undergone the variance process for the extant Target sign which will remain on the newly created lot as an off-premise sign and recommended that the Planning Commission include a condition that there be an access easement recorded with Target to allow access to the property.

Applicant, John Kayser, of CAVE Enterprises Operations LLC spoke about the project, noting that the applicant has an easement drafted and ready to be recorded when the subdivision is approved.

Chairman Buelow opened the public hearing.

No member of the public coming forward to speak, the public hearing was closed.

Commissioner Olson moved to recommend approval of the subdivision. Commissioner Hahn seconded the motion. The motion was approved unanimously via roll call vote (roll call vote sheet attached to these minutes as Appendix A).

Public Hearing – Comprehensive Plan Amendment Request – Low Density to Urban Residential at 22839 County Road 17

Mr. Espinosa provided an overview of the proposed project coming before the Commission and its substantive change from four floors to three as compared to the

previous application heard by the Commission and City Council earlier in the year. The same proposed change from Low Density to Urban Residential is requested by the applicant for purposes of a co-op living facility.

Melissa Nelson spoke on behalf of the applicant, noting the change in the proposal and the continued desire of the applicant to be in the Winona Community and market, highlighting the demonstrated demand that the proposal has revealed in the market.

Chairman Buelow asked if the first floor would still remain parking. Ms. Nelson responded that this was correct. Commissioner Shortridge asked if the parking would be dug-in or under the three floors. Ms. Nelson responded that it would be dug-in in the rear.

Commissioner Paddock asked why the building was being set back 500 feet from County Road 17. Ms. Nelson responded that the goal, as expressed to her by City staff, was to provide a buffer of lower density easing into higher density development. Commissioner Shortridge asked to clarify that the buffer would be higher density. Ms. Nelson responded that just the co-op would be high density.

Chairman Buelow opened the public hearing.

Jim Vrchota, 1406 Highland Drive and the chair of the Housing Task Force came forward to speak about the demonstrated need the community has for housing. He mentioned that he supported the project and asked the Commission to do so.

Jerry Pappenfuss, 225 Main Street, came forward to speak and mentioned that he supported the change to the Comprehensive Plan to support the project.

Alison Plemmons, 23171 County Road 17, came forward to ask why the proposal was only for three acres when there is a much larger portion of land in that location. Mr. Espinosa responded that the Comprehensive Plan Map Amendment relates only to the three acres being proposed for use by the applicant.

Leon Bowman, 22827 Garvin Heights Road and Chair of the Wilson Township Board, came forward to speak and mentioned that this was another example of the City of Winona jumping into the Township again. He noted that this was pushing too far into the Township when the project could be done elsewhere and he recommended that it should be done elsewhere.

Mike Littrell, 23273 Blackberry Road, came forward to voice his opposition to the project and asked if there were any plans for a park, sidewalks, and other amenities for the potential tenants of the project. He noted that there were better places elsewhere for a high density housing development.

**PLANNING COMMISSION MEETING MINUTES
JUNE 8, 2020
PAGE 3**

Alison Plemmons returned to speak and asked what would be in the 500-foot setback of the property between the building and the road. Mr. Espinosa responded that sidewalks would be recommended when the site plan came forward.

No further members of the public coming forward to speak, the public hearing was closed.

Commissioner Marks noted that Commissioner Boettcher was having issues joining the meeting and wanted that communicated to the Commission.

Commissioner Olson moved to approve to approve the application as presented. Commissioner Hall seconded the motion.

Commissioner Shortridge asked City staff to confirm the concerns from the City Council when this was last heard. Mr. Espinosa mentioned that the City Council had concerns regarding the lack of connectivity to surrounding amenities and other higher-density locations and the same concern with its height and relative unproportionality in comparison to the surrounding area.

Commissioner Shortridge mentioned that this does not appear to be growth in an orderly fashion and wondered if annexation should come first.

Chairman Buelow noted that the issue of sidewalks and connectivity is a valid concern.

Commissioner Paddock mentioned that he was concerned over the distance from every other area, not much else was being developed in the area, and had a concern about the nature of the surrounding area ecologically as well.

Commissioner Shortridge returned to the concerns about the site not being urban residential and that this was an attempt to call it something that it isn't. He mentioned that it is an attempt to say something fits when it clearly doesn't.

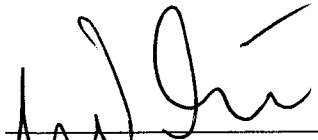
Ms. McMartin spoke to remind the Commission that the Comprehensive Plan is 13 years old at this point and that City staff had worked with the developer to find an adequate site for their product and to address the items in the Comprehensive Plan. She reminded the Commission that this would be \$11 million in development, free up single-family homes elsewhere in the city, and that other sites in the community were not suitable.

Commissioner Olson mentioned that this housing type is needed in Winona. He also mentioned that he hopes similar projects take off someplace else but right now it appears that the projects can only go out to the valleys and into Wilson Township.

No further comments forthcoming, the Commission voted on the motion at hand via roll call vote. The motion failed 4-4. (Roll call vote sheet attached to these minutes as Appendix A).

Adjournment

On a motion from Commissioner Olson and second by Commissioner Hahn, the Commission unanimously voted in favor of adjournment via roll call vote (Roll call vote sheet attached to these minutes as Appendix A).



Luke Sims
Assistant City Planner

APPENDIX A
 Roll Call Vote Sheet

NAME	Approval of Minutes from May 26, 2020	Motion to Approve Final Plat for Target Lake Park Retail Subdivision	Motion to Approve Comprehensive Plan Map Amendment at 22839 County Road 17	Motion to Adjourn the Meeting
Brad Ballard	Aye	Aye	Aye	Aye
Dale Boettcher	Absent	Absent	Absent	Absent
Brian Buelow	Aye	Aye	Aye	Aye
Ed Hahn	Aye	Aye	Nay	Aye
Dan Hall	Aye	Aye	Aye	Aye
Lavern Olson	Aye	Aye	Aye	Aye
Amy Jo Marks	Aye	Aye	Nay	Aye
Todd Paddock	Aye	Aye	Nay	Aye
Peter Shortridge	Aye	Aye	Nay	Aye