

PLANNING COMMISSION MINUTES

DATE: August 10, 2020

TIME: 4:30 p.m.

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

ABSENT: Commissioners Hall, Buelow, Marks

STAFF PRESENT: City Planner Carlos Espinosa, Assistant City Planner Luke Sims

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

Approval of Minutes – July 13, 2020

The minutes from the Planning Commission meeting of July 13, 2020 were reviewed. Commissioner Olson moved to approve the minutes. Commissioner Shortridge 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 – Application of R-3 Zoning at 22839 County Road 17

City Planner Espinosa provided an overview of the proposed R-3 zoning at the site. The property in question is proposed to be used for a maximum 36-unit cooperative housing development. The City Council previously approved an urban residential land use designation for the property on July 6, 2020 and annexed the property on July 20, 2020. The land use designation was approved with a condition that the building be a maximum of three stories in height. The City Council's findings when approving the urban residential land use designation, were that the amendment facilitates residential development, which meets the current and future needs of Winona's population, sewer and water were installed adjacent to the subject property since the approval of the 2007 Comprehensive Plan, and the potential uses supported by Urban Residential designation will be buffered from existing single-family homes by a 250' buffer that supports future low-density residential development. Given the past action by the City Council, Mr. Espinosa recommended approval of the request with the following conditions:

- 1) All land use, zoning, subdivision, and site plan approvals to construct a three story-co-op senior living facility with up to 36 units shall be obtained by June 2021; and
- 2) If the previous condition is not met, application of the R-3 zoning shall be null and void and the property shall return to an unzoned classification.

Acting Chairman Hahn opened the public hearing.

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Melissa Nelson of Bradford Development, representing the applicant, mentioned that the concept is for up to 36 units but the focus has been on a 28 unit design that is three stories with underground parking.

Leon Bowman of 22827 Garvin Heights Road and Chair of Wilson Township's Board, mentioned that Wilson Township feels that this is a runaround and the City is changing rules arbitrarily. He expressed disappointment on behalf of the Township Board and mentioned that this could have been done friendlier and easier following the Comprehensive Plan Update.

No further comments forthcoming, the public hearing was closed.

Commissioner Shortridge asked Mr. Bowman what he would suggest be done for that type of development. Mr. Bowman responded that it should not have gone through in the way that it did because there was a tentative agreement on orderly annexation coming into place and this should wait until the Comprehensive Plan update is complete. He reiterated that this seems like a roundabout way to get it done for the developer. He said that if the annexation agreement and the Comprehensive Plan update were done it would have flowed through. Mr. Bowman said he and his board are now going to look at the sincerity of the agreement with the City. Commissioner Shortridge said that now the City will be working on the Comprehensive Plan Update and mentioned the issues raised are outside the purview of the Planning Commission for now and was hoping there may be a solution of how to coordinate these types of semi-rural higher density developments. Mr. Bowman responded that he could not provide an answer until the Comprehensive Plan is updated.

Commissioner Paddock commented that the comparison to the Winona Arms Development has some similarities but the biggest difference is that in the Winona Arms circumstance, the neighborhood existed already whereas this project will be isolated without sidewalks, parks, and other things called for by the Comprehensive Plan. The height and backdrop and buffers are a good comparison, though.

Commissioner Olson mentioned that while Wilson Township does not agree, he felt the annexation should have included more because there are public utilities there and it is the only direction for expansion.

Commissioner Olson moved to approve the application for R-3 zoning with the two conditions from City staff. Commissioner Ballard seconded the motion. The motion was approved 3-2 via roll call vote with Commissioners Hahn and Paddock dissenting (Roll call vote sheet attached to these minutes as Appendix A).

Review of CIP 2021-2025 Capital Improvements Program

City Planner Espinosa presented the draft CIP proposal in its current iteration from July 28, 2020 and mentioned that it will likely continue to change until its final approval in the

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fall. This is a preliminary review and a subsequent review will come back on September 14, 2020 with a resolution and summary of changes made in the interim.

Brian DeFrang, City Engineer, spoke about upcoming engineering, and flood and storm control projects. There were no comments from the Commission.

Chad Ubl, Community Services Director, spoke about upcoming Park and Recreation projects. Commissioner Shortridge mentioned that a year ago it was proposed there would be some money for Walnut Street access to Levee Park. Mr. Ubl responded that Parks and Recreation is working with ISG on that crossing but that is still in process and there has been no agreement with the railroad yet. He also mentioned that there has been discussion for sidewalks in and around Levee Park but nothing specific due to ongoing conversations about the railroad crossing. Commissioner Shortridge asked how much of the \$5,000,000 for the Friendship Center relocation would go to the Masonic Temple and how much to the relocation. Mr. Ubl responded that the \$5,000,000 is specifically for the community center and relocation of East Rec. Commissioner Shortridge asked where the money for the Masonic Temple is. Mr. Ubl responded that the money is in an equipment bond and is not in this section of the CIP but that it is proposed. Commissioner Boettcher joined the meeting and asked when the anticipated completion date is for the Masonic Temple. Mr. Ubl responded that the exterior project should be completed in three weeks and the HVAC project should go out for bid in late 2020 or early 2021 for completion before May or June of 2021.

Mr. DeFrang presented the section on Sanitary Sewers, Streets, and Watermains projects. There were no comments from the Commission.

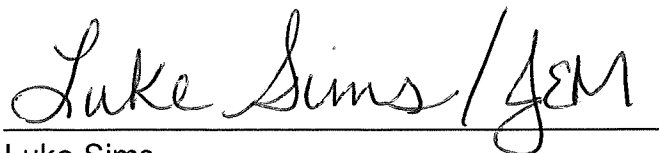
Lucy McMartin, Director of Community Development, mentioned that the Port Authority was not included in the CIP presentation and should be. She noted that there will a new bulkhead wall at the dock facility.

Other Business

No other business was discussed.

Adjournment

On a motion from Commissioner Olson and second by Commissioner Shortridge, the Commission unanimously voted in favor of adjournment via roll call vote at 5:10 p.m. (Roll call vote sheet attached to these minutes as Appendix A).

A handwritten signature in black ink that reads "Luke Sims / GEM". The signature is written in a cursive style and is positioned above a horizontal line.

Luke Sims
Assistant City Planner

APPENDIX A
Roll Call Vote Sheet

NAME	Approval of Minutes from July 13, 2020	Motion to Approve R-3 Zoning with Conditions	Motion to Adjourn
Brad Ballard	Aye	Aye	Aye
Dale Boettcher	Not Present	Not Present	Aye
Brian Buelow	Not Present	Not Present	Not Present
Ed Hahn	Aye	Nay	Aye
Dan Hall	Not Present	Not Present	Not Present
Lavern Olson	Aye	Aye	Aye
Amy Jo Marks	Not Present	Not Present	Not Present
Peter Shortridge	Aye	Aye	Aye
Todd Paddock	Aye	Nay	Aye