

City of Winsted
Planning Commission
City Council Chambers
February 10, 2014
6:00 p.m.

Present: JoLynn Cafferty
Marv Ebensperger
Mike Guggemos
Mike Thonvold
Tom Ollig (Council Liaison) – Arrived at 6:07 p.m.

Absent: Allison Moses

Staff Present: Clay Wilfahrt, City Administrator
Raquel Kirchoff, Administrative Assistant

1) Call the Meeting to Order

Mr. Ebensperger called the meeting to order at 6:00 p.m.

2) Approval of Minutes

Ms. Cafferty motioned to approve the minutes from the Planning Commission Meeting on January 13, 2014. Mr. Thonvold seconded the motion. Motion carried 4-0.

3) Public Hearings

a) Resolution PCR 14-02 - Variance Request – Church of the Holy Trinity - 111 Winsted Avenue West

Mr. Wilfahrt stated that there were three Public Hearings taking place. The first hearing is a continuation from the Public Hearing at the January 13, 2014 Planning Commission meeting. After City review of the initial side yard variance request from the Church of the Holy Trinity, it was found that an additional front yard variance and a conditional use permit were required.

Mr. Wilfahrt stated that notification of the hearings was sent to neighboring property owners prior to the hearings and no comment has been received regarding the requests from the Church of the Holy Trinity.

Mr. John Anderson, Municipal Development Group, was present at the meeting and explained both variance requests and the Conditional Use Permit request that require public hearings; and the Site Plan Review required. Mr. Anderson stated that the City Engineer reviewed the requests and comments were received from the Department of Natural Resources (DNR) since the property is within the Shoreland area of Winsted Lake. There were no major concerns from City Engineer or the DNR regarding the requests.

Mr. Anderson stated that the requests refer to property located in the R1 Single Family Zoning District, which is why there are setback requirements. He continued by stating that the southern part of the Church of the Holy Trinity's property is zoned C1 Commercial District, while the northern part is zoned R1 Single Family; and at some point in the future, it may be beneficial to change the zoning for the entire property to one zoning classification.

Mr. Ebensperger stated that the Planning Commission had discussed and is in favor of a new City zoning map based on actual property lines rather than the old City plats.

The Planning Commission members asked Mr. Anderson for clarification regarding the suggestion from McLeod County related to extending the No Parking zone in front of the church. Mr. Anderson stated that this was a suggestion, not a requirement at this point in time by the County.

Mr. Guggemos motioned to close the Public Hearing regarding Resolution PCR 14-02- Variance Request – Church of the Holy Trinity. Ms. Cafferty seconded the motion. Motion carried 4-0.

b) Resolution PCR 14-03 – Variance Request – Church of the Holy Trinity - 111 Winsted

Avenue West

Mr. Ebensperger opened the Public Hearing for Resolution PCR 14-03 – Variance Request – Church of the Holy Trinity for a front yard setback at 6:13 p.m.

No comments were received regarding the variance request.

Ms. Cafferty motioned to close the Public Hearing regarding Resolution PCR 14-03- Variance Request – Church of the Holy Trinity. Mr. Thonvold seconded the motion. Motion carried 4-0.

c) Resolution PCR 14-04 – Conditional Use Permit – Church of the Holy Trinity - 111 Winsted Avenue West

Mr. Ebensperger opened the Public Hearing for Resolution PCR 14-04 – Conditional Use Permit – Church of the Holy Trinity at 6:15 p.m.

Mr. Ebensperger stated that with Conditional Use Permits, there is an annual review of the permit; however, the only time a review is initiated is if a concern is brought to the City regarding the Conditional Use Permit.

Mr. Guggemos motioned to close the Public Hearing regarding Resolution PCR 14-04- Conditional Use Permit – Church of the Holy Trinity. Ms. Cafferty seconded the motion. Motion carried 4-0.

Mr. Guggemos motioned to approve Resolution PCR 14-04 recommending that the Winsted City Council approve a Conditional Use Permit for the Church of the Holy Trinity for the expansion of the Church of the Holy Trinity within the R-1 Single Family Residential District. Mr. Thonvold seconded the motion. Motion carried 4-0.

Ms. Cafferty motioned to approve Resolution PCR 14-03 recommending that the Winsted City Council approve a variance for the Church of the Holy Trinity reducing the front yard setback from thirty (30) feet to 10.35 feet. Mr. Guggemos seconded the motion. Motion carried 4-0.

Mr. Guggemos motioned to approve Resolution PCR 14-02 recommending that the Winsted City Council approve a variance for the Church of the Holy Trinity reducing the side yard setback adjacent to a street from thirty (30) feet to 0.33 feet. Ms. Cafferty seconded the motion. Motion carried 4-0.

4) No Old Business

5) New Business

a) Resolution PCR 14-05 - Site Plan – Church of the Holy Trinity – 111 Winsted Avenue West

Mr. Ebensperger asked if there were any questions regarding the Site Plan application from the Church of the Holy Trinity. No comments were received.

Ms. Cafferty motioned to approve Resolution PCR 14-05 recommending that the Winsted City Council approve a Site Plan for the Church of the Holy Trinity. Mr. Thonvold seconded the motion. Motion carried 4-0.

6) Other

Mr. Wilfahrt provided an update regarding the Dollar General Store that will be locating in the City of Winsted.

Mr. Ebensperger requested that the City's zoning map be updated based on actual property lines rather than old City plats. Mr. Wilfahrt stated that he would work with Mr. Anderson, Municipal Development Group to start this process.

7) Adjournment

Ms. Cafferty motioned to adjourn the meeting. Mr. Thonvold seconded the motion. Motion carried 4-0. The meeting adjourned at 6:26 p.m.

Clay Wilfahrt

Clay Wilfahrt
City Administrator
City of Winsted

ATTEST:

Raquel Kirchoff

Raquel Kirchoff,
Administrative Assistant
City of Winsted