

City of Winsted
Planning Commission
City Council Chambers
November 9, 2015
6:00 p.m.

Present: Jolynn Cafferty
Marvin Ebensperger
Mike Guggemos
Allison Moses

Absent: Michael Henrich
Tom Ollig

Staff Present: Daniel Tienter, City Administrator
Deborah Boelter, City Clerk-Treasurer

1) Call the Meeting to Order

Mr. Ebensperger called the meeting to order at 6:05 p.m.

2) Approval of Minutes

Ms. Cafferty motioned to approve the minutes from the Planning Commission Meeting on October 12, 2015. Ms. Moses seconded the motion. Motion carried 4-0.

3) Public Hearings

a) PCR 15-06 - Residential Accessory Structure Text Amendments

Mr. John Anderson, Municipal Development Group, stated that recently the Minnesota State Building Code was changed requiring that buildings two hundred (200) square feet or less are not required to obtain a building permit. Mr. Anderson stated that at a previous Planning Commission meeting, the Planning Commission members discussed amending the accessory structure language within the Zoning Ordinance to allow for accessory structures to be of similar color to the principal structure but to allow for different materials to be used on a structure. Mr. Anderson stated that Planning Commission Resolution PCR-15-06 will be considered for adoption at the meeting tonight with the proposed amended language as follows in the R-1A, R-1B and R-2 districts:

“Detached accessory buildings larger than two hundred (200) square feet shall be the same color pattern as the principal building on the lot. If possible, materials should be similar to the principal structure on the lot, but not required.”

Mr. Guggemos voiced concern regarding no regulation of accessory structure buildings under two hundred (200) square feet. Mr. Guggemos stated that he would like some type of regulation process to exist for structures over one hundred twenty (120) square feet to require that all structures over one hundred twenty (120) square feet match in color and use similar building materials if possible. This will prevent unacceptable materials on structures over one hundred twenty (120) square feet and keep neighborhoods aesthetically pleasing.

Mr. Anderson stated that this deviates from the Minnesota State Building Code since a building permit is not required for structures less than two hundred (200) square feet and would require the City to write its own building code regarding this issue. He continued by stating that he is not aware of any other cities that put restrictions on accessory structures under two hundred (200) square feet. Ms. Cafferty stated that the City of Buffalo may have language or be working on language regarding this.

Mr. Tienter stated that he would not recommend deviating from the Minnesota State Building Code since this may add a large administrative burden to regulate structures less than two hundred (200) square feet.

Mr. Guggemos stated that he would like to abstain from voting on the issue because he is not opposed to the language amendment entirely; but is concerned about structures from one hundred twenty (120) square feet to two (200) hundred square feet not having a regulation process.

Mr. Ebensperger asked for public comment. Ms. Dawn Laidlaw, 530 5th Street North, stated that she understood the comments from Mr. Guggemos.

Ms. Moses motioned to close the Public Hearing. Ms. Cafferty seconded the motion. Motion carried 4-0.

Ms. Moses motioned to recommend the approval of the text amendment as it was written in Planning Commission Resolution PCR 15-06. Ms. Cafferty seconded the motion. Motion carried 3-1. Mr. Guggemos abstained from voting.

b) PCR 15-07 – Sign Ordinance Amendments

Mr. Anderson stated that the City received a request for an illuminated sign from Holy Trinity School, which is a public use within a residential district. This generated a proposed amendment to the Sign Ordinance in two areas. One amendment involved a typo in Section 1201.022.i. that should be 1501.023.i. The other amendment includes the addition of language to allow for illuminated signs for public and semi-public use properties within a residential district.

Mr. Ebensperger asked if there was any specific language in the Winsted Sign Ordinance regarding intensity of an illuminated sign. Mr. Anderson and Mr. Tienter stated no. Mr. Ebensperger stated that there have not been any problems with current signs. Mr. Anderson stated that language could get specific regarding light candle intensity but that would require engineer consultation. Mr. Tienter stated that the entire Sign Ordinance would be reviewed in the future and at that point in time, language regarding the intensity of illumination of signs could be reviewed.

Mr. Ebensperger asked if there were any comments from the public. No public comments were received.

Mr. Guggemos motioned to close the Public Hearing. Ms. Moses seconded the motion. Motion carried 4-0.

Ms. Cafferty motioned to adopt Planning Commission Resolution PCR-15-07 recommending that the Winsted City Council adopt an Ordinance amending City Code Chapter 15 Section 1501.023 Signs. Ms. Moses seconded the motion. Motion carried 4-0.

5) No New Business

6) Other

Mr. Guggemos asked if the City Council would have final approval of the proposed ordinance amendments at tonight's meeting. Mr. Tienter stated yes. Mr. Guggemos stated that he would like the City Council to know his concerns regarding accessory structures. Mr. Anderson stated that he would review Mr. Guggemos' concerns in a memorandum he would provide to the City Council members for the City Council meeting.

7) Adjourn

Ms. Cafferty motioned to adjourn the meeting. Mr. Guggemos seconded the motion. Motion carried 4-0. Meeting adjourned at 6:50 p.m.

Daniel Tienter

Daniel Tienter
City Administrator
City of Winsted

ATTEST:

Raquel Kirchoff

Raquel Kirchoff,
Administrative Assistant
City of Winsted