

City of Winsted
Planning Commission
Winsted City Hall - City Council Chambers
July 11, 2016
6:00 p.m.

Planning Commission Members Present: Mr. Marvin Ebensperger
Mr. Mike Guggemos
Mr. Mike Henrich
Ms. Allison Moses
Mr. Tom Ollig, City Council Liaison

Planning Commission Members Absent: Ms. Jolynn Cafferty

Staff Present: Mr. Daniel Tienter, City Administrator
Ms. Amanda Zeidler, Utility Billing & Payroll Clerk

1) Call the Meeting to Order

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

2) Approval of Minutes – June 13, 2016

Mr. Mike Guggemos made a motion to approve the minutes of the Planning Commission Meeting on June 13, 2016. Mr. Mike Henrich seconded the motion. Motion carried 4-0.

3) Public Hearings

a) Planning Commission Resolution PCR-16-04 – Interim Use Permit – Minnesota Solar, LLC

Mr. Ebensperger continued the public hearing.

Mr. John Anderson, Municipal Development Group, LLC, stated that a public hearing was scheduled at the June 13, 2016 Planning Commission meeting to allow for an interim use permit (IUP) for the construction of a community solar energy system (SES), otherwise known as a solar garden, on property located in the I-1 Industrial District at 23121 Babcock Avenue (McLeod County Road 1). He added that there are a few outstanding items that the applicant, Minnesota Solar, LLC, has not addressed, and the applicant made a request for the public hearing to be continued for the following month.

Mr. Anderson reviewed comments that were received from McLeod County regarding wetlands and tree removal on the property. Mr. Anderson clarified information regarding the wetlands and how they will be affected with the proposed project.

Mr. Anderson stated that he received a letter via email from applicant requesting an extension to the review period for the IUP and made a recommendation to continue the public hearing to August 8, 2016.

Mr. Dan Tienter, City Administrator, stated that City staff have not received any verbal or written comments since the June 13, 2016 Planning Commission meeting in regards to the IUP.

Ms. Allison Moses made a motion to continue the public hearing for the proposed interim use permit (IUP) to August 8, 2016. Mr. Henrich seconded the motion. Motion carried 4-0.

b) Planning Commission Resolution PCR-16-05 – Variance – Minnesota Solar, LLC

Mr. Ebensperger opened the public hearing.

Mr. Anderson stated that a public hearing was scheduled to allow for a height and materials variance for a fence in the I-1 Industrial District at 23121 Babcock Avenue (McLeod County Road One (1)).

Mr. Anderson stated that as part of the site plan review for the proposed solar garden on property located at 23121 Babcock Avenue (McLeod County Road 1), the applicants are proposing a seven (7) foot tall chain link fence around the entire property for security purposes. The property is zoned I-1 Industrial District. Mr. Anderson stated that industrial fencing shall also meet all of the requirements under section 1402.005 of the City Code. Conditions in this section state the height of fences in front yards shall not exceed four (4) feet and shall not be chain link. These fences shall also not be located in the sight triangle. He continued, stating that since this property is located at the northwest corner of Babcock Avenue and 230th Street, both of these frontages are considered front yards and therefore, the need for the variance to allow the fence to be seven (7) feet tall and chain link. Mr. Anderson added that as part of the site plan, the applicant has proposed screening on the outside of the fence that consists of vegetation so the fence will be screened in along the roadways.

At the request of the applicant, Mr. Anderson made a recommendation to continue the public hearing to August 8, 2016.

Mr. Ebensperger clarified information regarding the green screen that is proposed to be placed in front, or outside of the proposed fence, as well as the sight line. Mr. Anderson stated that he provided site line information to the applicant and discussed the information with the applicant's engineer.

Mr. Guggemos asked if slats are required in the fence to make it more opaque. Mr. Anderson stated that the green screening that is proposed should field the fence and provide screening on the outside of the fence. He added that there is also natural vegetation that will remain to provide additional screening.

Mr. Tienter stated that City staff have not received any verbal or written comments related to this public hearing.

Mr. Guggemos made a motion to continue the public hearing for the proposed variance to August 8, 2016. Ms. Moses seconded the motion. Motion carried 4-0.

4) No Old Business.

5) New Business

a) Recreational Vehicle Storage

Mr. Anderson stated that staff was directed to research information in regards to the regulation of recreational vehicles, and a definition for recreational vehicles; specifically, fish houses. Mr. Anderson stated that recently, the City Council approved changes to the accessory structure language, and as part of that approval, Ice Fishing houses were mentioned. The language states that ice fishing houses with wheels are to be regulated as recreational vehicles as stated under 1501.026 Section F, number six (6).

6. Ice Fishing Houses.

- a. Ice fishing houses or other such structures not equipped with wheels or mounted on a trailer shall be considered accessory buildings and shall be subject to the setback, square footage and other regulations of this section.*
- b. Ice fishing houses or other such structures that are equipped with wheels or mounted on a trailer shall be regulated as recreational vehicles.*

Mr. Anderson also presented sample language from the City of Big Lake regarding recreational vehicles and definitions.

Mr. Tienter stated that specifically, the City Council is questioning recreational vehicles in relation to the downtown area, and language stating that parking of recreational vehicles on the east side, behind the buildings along 1st street North, along the Lakefront Promenade are not allowed.

Mr. Guggemos asked how the area along the Lakefront Promenade is zoned. Mr. Tienter stated that this area is zoned Commercial. The Planning Commission had a discussion regarding restrictions in areas that are zoned Commercial, as well as regulations for tenants and owners of rental properties in the Lakefront Promenade area. Mr. Anderson stated that placing restrictions on a building owner will require changes to ordinance, as well.

The Planning Commission discussed possible remedies and alternatives for parking recreational vehicles in the Lakefront Promenade area. Mr. Tienter stated that we may want to include language regarding food trucks, as well.

The Planning Commission agreed to put this item aside for now, because they do not feel comfortable changing the ordinance at this time.

b) On-Street Parking in Cul-De-Sacs

Mr. Anderson reviewed information regarding on-street parking in cul-de-sacs.

City of Winsted zoning code states under section 502.005 the following in relation to parking:

502.005. PARKING REGULATIONS.

- A. *ANGLE AND PARALLEL PARKING. Angle parking shall be required on the following streets: South side of Main Avenue from First Street to Third Street; East side of Second Avenue from Main Avenue to McLeod Avenue; along Fourth Street North in front of the Public School building in the area specifically provided for said angle parking. On any such street every vehicle parked shall be parked with the front of the vehicle facing the curb or the edge of the traveled portion of the street between the painted lines on the street or curb indicating the parking space. On all other streets, cars shall be parked parallel to the curb or edge of the roadway in accordance with Law and in between the markings on the street designating each parallel parking space.*
- B. *NO PARKING, STOPPING OR STANDING ZONES. The City Council may, by Resolution, designate certain streets or portions of streets as no parking or no stopping or standing zones and may limit the hours in which the restrictions apply. The City shall mark by appropriate signs, or paint coloration which is its zone is so designated. In other words, a handicapped parking spot will be painted blue with the handicapped logo marked thereon; a no parking zone will be designated by yellow paint along the curb. Such yellow curb no parking zone need not have any additional sign. Except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or a traffic control device, no person shall stop or park a vehicle in an established no stopping or standing zone when stopping or standing is prohibited. No vehicle shall be parked in a no parking zone during hours when parking is prohibited except that a vehicle may be parked temporarily in such a zone for the purpose of forming a funeral procession and a truck may be parked temporarily between the hours of 6:00 a.m. and 6:00 p.m. of any business day for the purpose of loading or unloading where access to the premises is not otherwise available, but only in a commercial or residential district.*
- C. *TIME LIMIT PARKING ZONES. The City Council may, by Resolution, designate certain areas where the right to park is limited during hours specified. The City shall mark by appropriate signs, each zone so designated. During the hours specified on the sign, no person shall park a vehicle in any limited parking zone for a longer period than is so specified.*
- D. *GENERAL TIME LIMIT. There shall be no parking between the hours of 2:00 a.m. and 6:00 a.m. on the following streets: Main Avenue East and West, on First Street North, between Main Avenue East and Andy Avenue; on Second Street South, between McLeod Avenue and Main*

Avenue; on Second Street North, between Main Avenue and Andy Avenue West. There shall be no parking allowed between the hours of 2:00 a.m. and 6:00 a.m. on any other City owned property, other than by City owned equipment.

- E. OTHER GENERAL REQUIREMENTS/RESTRICTIONS. No one shall angle park or parallel park a vehicle by crossing over the center line of any street, whether said center line is marked or not marked, so as to park the vehicle on the opposite side of the street then the direction of travel of the subject vehicle.*
- F. There shall be no parking of any motor vehicle and/or any trailer on any City street unless said vehicle/trailer has current registration.*
- G. All implements of husbandry are not required to have current registration, and trash dumpsters shall only be parked on the road during daylight hours unless, they have sufficient reflective material or flashing lights turned on, facing both directions of traffic at least one-half hour before sunset and one half hour after sunrise. All other regulations in Minnesota Statutes concerning stopping and parking, including, but not limited to Minnesota Statutes ' 169.32 through 169.36 are adopted herein by reference as though fully set forth herein.*
- H. CAMPERS, BOATS, TRAILERS, AND OTHER OBJECTS.*
 - 1. No recreational vehicle (RV), trailer, boat, camper, or any implement of husbandry shall be parked on any City street for more than six (6) hours to load and unload on the following streets: 1st, 2nd, 3rd, 6th Streets North/South and Kingsley Avenue, Lake Drive, Zion Avenue, Linden Avenue and Baker Avenue.*
 - 2. The Restrictions contained in paragraph one above with respect to 1st Street, 2nd Street, Linden Avenue and Baker Avenue, take effect April 3, 2007. The other streets and avenues listed hereinabove (3rd Street, 6th Street, Kingsley Avenue, Lake Drive, Zion Avenue) take effect on November 1, 2007. Parking of any unsaid previously described items must be on the street or avenue immediately adjacent to the property of the owner or with the other property owner's permission. Special permission to park may be granted by the Winsted Police Department. To enforce this Subdivision, the police may mark the tires of such vehicles to determine compliance with this Ordinance. It is a violation of this Ordinance to remove, hinder or alter such markings as the police place on said vehicles or the tires of said vehicles.*

Mr. Anderson stated that City Code states that on-street parking can be prohibited under section 502.005, Letters B and C, stating that the City by resolution can adopt no parking areas or time limit parking for certain areas. Mr. Anderson asked for direction and thoughts from the Planning Commission.

Mr. Tienter stated that Mr. John Holland, resident at 623 Northgate Circle, had approached the City Council at a previous meeting and requested that the City Council consider revising the parking regulations with regard to cul-de-sacs, and referencing some issues he had experienced. At the same meeting, the City Council requested that the Planning Commission take up the question of cul-de-sac parking and other parking restrictions and make a recommendation to the City Council if anything should be modified with regard to parking across town and in cul-de-sacs.

Mr. Tom Ollig, Council Member Liaison, stated that it would be to the Commission's benefit for Mr. Holland to address the Planning Commission to explain the information he provided at the previous City Council meeting.

Mr. Holland addressed the Planning Commission regarding a request to restrict parking in cul-de-sacs. Mr. Holland stated that he had also spoken with a Winsted Police Officer regarding the parking issues, and he had requested that the City ordinance related to vehicle parking on residential streets be changed. Mr. Holland stated that a neighbor in Northgate Circle has numerous vehicles parked on his property and on the road in Northgate Circle. He added that the vehicles on the road do not belong to people that live in Northgate Circle and inhibit his ability to access his driveway if he would need to bring a trailer into his

driveway. Mr. Holland stated his concerns regarding retaliation of neighbors when they are reported for a vehicle or blight complaint.

The Planning Commission discussed parking regulations and time limits for parking in cul-de-sacs, as well as other areas of the city. The Commission also discussed researching rules and regulations that are in place in other communities who may have experienced issues with parking.

The Planning Commission directed Mr. Anderson to research information regarding on-street parking in cul-de-sacs to discuss at a future meeting.

6) Other

a) Winsted Pride Award Judging

Ms. Amanda Zeidler, Deputy City Clerk, stated that Pride Award Nominations were due by Friday, July 8, 2016. Eight (8) nominations have been received; six (6) residential nominations and two (2) business nominations. The Planning Commission will meet at 4:30 p.m. on Monday, August 8, 2016 to judge each of the properties. Awards will be presented to the award recipients during the first City Council meeting in September, 2016.

7) Adjournment

Mr. Guggemos motioned to adjourn the meeting. Ms. Moses seconded the motion. Motion carried 4-0. The meeting adjourned at 7:05 p.m.

Daniel Tienter

Daniel Tienter
City Administrator
City of Winsted

ATTEST:

Amanda Zeidler

Amanda Zeidler
Utility Billing & Payroll Clerk
City of Winsted