

City of Winsted
Planning Commission
City Council Chambers
March 11, 2013
6:00 p.m.

Present: JoLynn Cafferty
Mike Guggemos
Allison Moses
Mike Thonvold
Tom Ollig (Council Liaison)

Absent: Marvin Ebersperger

Staff Present: Brad Martens, City Administrator
Raquel Kirchoff, Administrative Assistant

1) Call the Meeting to Order

Mr. Guggemos 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 February 13, 2013. Ms. Moses seconded the motion. Motion carried 4-0.

3) No Public Hearings

4) No Old Business

5) New Business

a.) Informal Zoning Amendment Request – Barrett's Third Addition, Block 004, Lots 1 – 7

Mr. Martens stated that the City has received a request for feedback from an area realtor on the possibility of rezoning a lot in Barrett's Third Addition on Baker Avenue West between Second Street South and Third Street South. The specific request is in regards to the possibility of rezoning the parcel from R-1 Single Family Residential to C-2 Commercial Highway District.

Mr. Martens displayed a map of the area.



Mr. Martens stated that he reviewed the 2009 Winsted Land Use Plan Update and found the following applicable statements:

- The plan defines Highway Commercial District as follows “The C-2 District provides space for specialized retail and service activities and mixed uses at locations adjacent to high volume arterial and collector roadways.”
- The plan states “This District is intended to provide for and regulate the establishment of commercial and service activities which draw and serve customers from the entire community or region. The “Highway Business District” is presumably vehicular oriented and appropriate for areas with higher volumes of traffic.”
- Goal Number One (1), Objective D, Recommendation Three (3) states “The City should strive to limit non-residential land use intrusions into residential neighborhoods and require appropriate buffering and/or screening between non-compatible uses.”
- Future land use is designated as low to medium density residential.
- Noted in the Land Use Plan Update is a statement that community members participating in the public input portion identified neighborhoods in the original town site including Barrett’s Third Addition as an area of stability in which land use focus is on maintaining the quality of the area.

Mr. Martens stated that the parcel is adjacent to R-1 Single Family Residential on the north and east, and adjacent to I-1 Industrial District on the south and west, and that the parcel is currently vacant.

Mr. Martens stated that it is unclear to him what the best use of this parcel is, as it is typical to view residential properties incompatible with adjacent industrial properties which exist in this case. A buffer between the uses may be appreciated by some; however, the addition of another commercial parcel in the area may not receive the same level of support.

Mr. Martens stated that the request is an informal request for review. In order for a formal zoning amendment to take place, the following items are needed:

Proceedings must be initiated by one (1) of three (3) methods:

- A petition received of not less than 50 percent (50%) of the owners of property located within 350 feet of the proposed change
- Recommendation of the Planning Commission
- Action of the City Council

Application must be received from the owner.

Planning Commission Public Hearing must be held after notification to properties within 350 feet of the property.

Planning Commission recommendation to City Council.

City Council approval with a two-thirds (2/3) majority vote.

Mr. Martens displayed information regarding R-1 Single Family Residential Districts and C-2 Highway Commercial Districts as follows:

R-1 Single Family Residential Districts

- Permitted Uses
 - Single family dwellings
 - State licensed residential facility accommodating up to six (6) persons
 - Public parks and playgrounds
 - Essential services
 - Licensed daycare up to twelve (12) persons
- Conditional Uses
 - Government/public buildings
 - Planned Unit Developments
 - Nursing homes
 - Clinics
 - Churches/libraries/schools
 - Home occupations

C-2 Highway Commercial Districts

- Permitted Uses
 - Business services including banks, offices & postal stations
 - Clothing services

- Equipment services
- Food services
- Personal services
- Buildings used for research
- Residences
- Government/public buildings
- Recreational services
- Hotels/motels/taverns
- Clinics
- Automobile service stations
- Conditional Uses
 - Outdoor sales
 - Planned Unit Developments
 - Kennels
 - Drive-in restaurants/banks
 - Multiple family dwellings

Mr. Martens stated that Mr. Ebensperger was not in attendance at the meeting but provided an electronic mail (e-mail) with the following responses to the request:

- Are we creating a commercial island in the middle of other zones?
- Are there other viable options available for this commercial operation in Winsted in an area that is already zoned commercial?
- Is this area a sufficient size that will work for a commercial operation when the necessary screening would be completed to shield it from the residential areas?

Mr. Ebensperger stated in his e-mail that he does not like the idea of a commercial island in a residential area even if the residential area is already adjacent to other uses. Residents in the area purchased the property with the understanding that the bordering region was residential.

Mr. Guggemos stated that he was not in favor of a commercial zone in this area because of the residential properties that have been in this area for a long time. He continued by stating that he would be open to consider a residential conditional use request for the property in the future if a person wanted to open a nursing home or daycare type facility.

Ms. Cafferty stated that commercial areas adjacent to residential areas decrease property values for the owners of the residential property.

Mr. Thonvold stated that a Winsted resident called him and stated that they want the zoning for the area to remain R-1 Single Family Residential.

Ms. Moses stated that she agreed with the zoning for the area to remain R-1 Single Family Residential.

Mr. Ollig stated that it would be difficult to explain to the residential property owners in the area why the property was being re-zoned to something other than R-1 Single Family Residential.

Mr. Martens stated that he would inform the realtor that the Planning Commission is not in favor of rezoning the property to C-2 Commercial Highway District.

6) No Other Business

7) Adjournment

Ms. Cafferty motioned to adjourn the meeting. Mr. Thonvold seconded the motion. Motion carried 4-0. The meeting adjourned at 6:15 p.m.

Brad Martens

Brad Martens,
City Administrator
City of Winsted

ATTEST:

Raquel Kirchoff

Raquel Kirchoff,
Administrative Assistant
City of Winsted