

City of Winsted
Planning Commission
City Council Chambers
October 14, 2009
6:00 p.m.

Present: JoLynn Cafferty
Dan Dickhausen
Marvin Ebensperger
Max Fasching
Mike Guggemos

Staff Present: Deb Boelter – City Clerk/Treasurer
Raquel Kirchoff – Administrative Assistant

- 1) Ebensperger called the meeting to order at 6 p.m.
- 2) Ebensperger asked if there were any comments or changes to the September 9, 2009 Planning Commission Minutes. No comments were received.

Guggemos motioned the approval of the September 9th, 2009 meeting minutes; Cafferty seconded; unanimously carried.

- 3) Public Hearings

a) Conditional Use Permit – 311 Fairlawn Avenue West

The Adult Training & Habilitation Center (ATHC), 311 Fairlawn Avenue West, is requesting a “conditional use permit” (CUP) to operate a thrift store at their facility. The property is currently zoned as R2 (high density residential). The existing operations at the ATHC are permitted as a “conditional use” under:

“clinics and other buildings for the treatment of human beings contingent upon adequate parking being provided.”

The Planning Commission and City Council required that the ATHC submit an application for a CUP to allow for the thrift store operations with the following conditions:

- 1) No illuminated signs on the property.
- 2) No operation of the Thrift Store after 7:00 p.m., Monday through Friday, after 12:00 noon on Saturday, and no operations on Sunday.
- 3) No outdoor storage of goods or other business related equipment.
- 4) One (1) year review of the conditional use permit.

Boelter read one comment regarding the thrift store that was received from Pastor Mark Loder, St. John’s Lutheran Church, 410 1st Street North, written as follows: “I would like to express my support for the Adult Training and Habilitation Center (ATHC) request of a “conditional use permit” from the City of Winsted. The purpose for this permit being to operate a thrift store at their location is a meaningful endeavor. By allowing this project to occur, I believe that not only will the clients of the ATHC continue to learn and develop functional living skills, but we as a community will benefit for at least two reasons. First, we will benefit from being able to have regular interaction with the employees and clients of the ATHC, and two, a thrift store gives the community another option for finding a home for their unwanted goods, thus making the possibility of another filling a need present.”

Terry Ohm, 460 4th Street North, was present and asked if the opening of the thrift store would require a building addition to the current site of operation. She stated concerns about water run off from storms and that the neighborhood’s drainage system was not adequate to handle all of the drainage in that area.

Jason Telander, ATHC Executive Director, responded that there was no building addition planned and that the store would operate out of the current building. He also stated that the flat roof was removed from their building and water goes directly into the existing drain. Boelter stated that Ohm's concerns about water drainage should be taken to the City Council. Ohm stated that she had contacted the City Administrator with her concerns.

Phillip Belanger, 229 Fairlawn Circle, was present and stated his support of the thrift store opening. No other comments were received.

Fasching motioned to close the public hearing; Dickhausen seconded; unanimously carried.

Fasching motioned to recommend that the conditional use permit be granted to the ATHC with the following conditions:

- 1) **No illuminated signs on the property.**
- 2) **No operation of the Thrift Store after 7:00 p.m., Monday through Friday, after 12:00 noon on Saturday, and no operations on Sunday.**
- 3) **No outdoor storage of goods or other business related equipment.**
- 4) **One (1) year review of the conditional use permit.**

Dickhausen seconded, motion carried.

- 4) Old Business
- 5) New Business
- 6) Other

Belanger, Phillip inquired about the street work that was being done in the area of Fairlawn Avenue, to which Boelter responded that soil borings were being taken related to engineer studies of what work needs to be done in this area. Belanger stated his frustrations about the drainage system. Boelter and Ebensperger responded that his concerns should be taken to the City Council and that the Planning Commission can not act on these concerns.

- 7) Adjournment

Dickhausen motioned to adjourn the meeting; Cafferty seconded; motion carried.

Respectfully Submitted,

Raquel Kirchoff
Administrative Assistant