

**Minutes for a Special Meeting
Of the Winthrop Planning Commission
Monday, June 27th, 2016**

A Regular meeting of the Winthrop Planning Commission was called to order at 5:00 pm on Monday, June 27th, 2016, in the City Council Chambers in City Hall for the purposes of conducting the business of the city.

- I. CALL TO ORDER** The meeting was called to order at 5:00 pm by Chairman Froehlich.

ROLL CALL Commission members Ryan Froehlich, Bob Rickheim, Peter Schuckert, and Rodney Fischer were present. City Staff present: Administrator Jenny Hazelton, EDA Director Mark Erickson and City Attorney Don Lannoye. Audience Members present: Duane Piere (Zelda's Emporium), Sue Anderson, Mike Anderson, Barb Johnson (Lyle's Café), Heather Blunt, and Jeff Blunt.

II. PUBLIC HEARING

- a. Chairman Froehlich opened the Public Hearing at 5:01pm.
- i. First heard was the re-zone request from Zelda's Emporium. Duane Piere spoke on behalf of Zelda's requesting the property be re-zoned back to R-1 Residential in order to sell the property as a home residence. EDA Director Mark Erickson also spoke on behalf of re-zoning the property. He stated that he was Administrator at the time the property was zoned C-1 Commercial and there was an understanding at the time that if they decided to sell it they could get it re-zoned back to R-1.
 - ii. Second heard was Barb Johnson on behalf of Lyle's Café variance request to have her sign closer than 50 ft to another sign. She would like to have her sign back out along the highway and feels that if it were closer to the raised sign it would improve visibility at the Main and Hwy 19 intersection. No one else spoke.
 - iii. Third heard was the conditional use and variance request by Sue and Mike Anderson. She explained that they need to comply with the new city ordinance regulating only three cars allowed on the lawn. They would like to put a shed on the two adjacent lots that they own to put all of the cars and their camper in. In order for the camper to fit they have to request a 2.4 height variance. The conditional use is because no other building sits on the property. Heather Blunt spoke in favor of the shed. Hazelton presented a letter signed by four neighbors with concerns about the shed and stated they are not in favor of it. Hazelton also said that one person came in with a concern

on completion of the shed. Lannoye stated that the City will need a definite date from the Anderson's as to when the shed will be complete in order to avoid nuisance violations. Heather Blunt stated that some of the neighbors are concerned that there will be a business operated out of the shed, and pointed out that there were two other large sheds put up in the neighborhood. Sue Anderson assured the commission that they were not going to run a business out of the shed. No one else spoke.

Chairman Froehlich closed the public hearing at 5:29pm.

III. APPROVAL OF MINUTES

Motion Rickheim, second Schuckert to approve the May 16th, 2016 minutes. Passed voice vote.

IV. NEW BUSINESS

- a. **2016-04 Zelda's Emporium re-zone request.** Lannoye presented the commission with a list of criteria to gauge whether to allow the re-zone request. The request meets two of the three criteria. The commission discussed the ability to sell the property without re-zoning. Motion Fischer, second Schuckert to recommend approval of the re-zone to the City Council. Passed voice vote.
- b. **2016-02 Lyle's Café variance request.** Lannoye presented the Commission a list of standards for granting a variance request. He also explained that the Lyle's Café sign wouldn't need a variance if the City Code had been enforced after the business advertised on the raised sign had been closed. City Code says that if a sign is advertising a business that is no longer in business City Council needs to direct the owner to remove it within 10 days of being notified. Motion Schuckert, second Rickheim to recommend approval of the variance to City Council. Passed voice vote.
- c. **2016-03 Mike & Sue Anderson Conditional Use request.** Lannoye presented the Commission with a list of standards for granting a conditional use request. After discussion on the criteria and the size and location of the shed the Commission decided to grant the conditional use request with the following requirements:
 1. **The shed is not allowed to be used as a business.**
 2. **The exact specifications need to be followed at minimum.**
 3. **The overhead doors need to face the residence.**
 4. **The shed needs to be completed by January 1st, 2017.**With the above criteria in place the Commission felt they could recommend approval. Motion Schuckert, second Rickheim to recommend approval of the conditional use request to the City Council. Passed voice vote.
- d. **2016-03 Mike & Sue Anderson Variance Request.** The Commission discussed the height variance and decided that it would recommend approval so that the Anderson's could fit all of their vehicles into the

shed and nothing would have to sit outside. Motion Fischer, second Schuckert to recommend approval of the variance request to the City Council. Passed voice vote.

- e. **Temporary Dwelling Opt-Out.** Hazelton presented the Commission some information from the League of Minnesota Cities on temporary housing and an ordinance to opt out of the proposed legislation. Lannoye explained that the State is passing legislation that would allow people to put a temporary home on their lot to care for a parent or relative in need for a specified amount of time. It was discussed that if that ever became an issue in Winthrop the Commission could work with the current language in the city code to assist someone in that situation and it would be easier to opt-out at this time. Motion Rickheim, second Schuckert to recommend City Council opt-out of the temporary housing legislation. Passed voice vote.

V. UNFINISHED BUSINESS

None

VI. SCHEDULE NEXT PLANNING COMMISSION MEETING

The next regular Planning Commission meeting is scheduled for Monday, July 25th, 2016, at 5 o'clock pm, in the City Council Chambers.

Motion Schuckert, second Rickheim to adjourn. Passed voice vote. Meeting adjourned at 6:01 pm.

Chairman Froehlich

ATTEST:

City Administrator