

City of Winsted
Planning Commission
City Council Chambers
October 12, 2015
6:00 p.m.

Present: Jolynn Cafferty
Marvin Ebensperger
Allison Moses
Mike Henrich
Tom Ollig, City Council Liaison
Steve Stotko, Mayor

Absent: Mike Guggemos

Staff Present: Daniel Tienter, City Administrator
Raquel Kirchoff, Administrative Assistant

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 August 10, 2015. Mr. Henrich seconded the motion. Motion carried 4-0.

3) No Public Hearings

4) No Old Business

5) New Business

a) Accessory Structure Building Materials Requirement

Mr. John Anderson, Municipal Development Group, stated that recently the City received a request to re-roof a detached accessory structure with steel roofing materials, which is different than the roofing materials on the principle structure of the property. The City of Winsted ordinance states that accessory structures larger than one hundred and twenty (120) square feet shall be constructed of materials similar to the lot's principal structure.

Mr. Anderson stated that the City would like the Planning Commission to consider an amendment to the ordinance to allow different building materials on structures on the same lot. Mr. Anderson also stated that the Building Code was recently adjusted so that any structure less than two hundred (200) square feet does not need a building permit, so the ordinance could be amended to include this change at the same time.

Council Member Ollig stated that Ms. Dawn Laidlaw, 530 - 5th Street North, was present at the Planning Commission meeting and has attended a recent City Council meeting. Ms. Laidlaw has requested to apply a steel roof to her garage but to keep her house roofed with asphalt shingles for now. Mr. Ollig stated that steel roofing has become a common building material and that the City Council would like the Planning Commission to consider an amendment to the Zoning Ordinance to allow for different types of materials used on the same lot.

Mr. Anderson stated that he would recommend that the Ordinance language state that colors need to match the color of other structures on the lot. The purpose for this language in the ordinance is to ensure that property values do not decrease because of a variety of colors.

The Planning Commission members discussed and recommended that a language amendment be drafted to allow a difference of materials between the primary and accessory structure, but that colors of structures need to match.

Mr. Tienter stated that Mr. Anderson would prepare the language for a Public Hearing regarding an ordinance amendment at the November 9, 2015 Planning Commission meeting.

b) Sign Ordinance Amendments

Mr. Tienter stated that Holy Trinity Schools submitted a sign permit application to replace two signs at 110 Winsted Avenue West with one illuminated sign. Mr. Tienter shared the application with the Planning Commission and stated that illuminated signs are currently prohibited in a residential district.

Mr. Anderson stated that the Planning Commission reviewed amendments to the Sign Ordinance a few years ago; however, the amendments were never adopted. Mr. Anderson stated that recent requests regarding signs require the City to decide whether or not the subject should be re-visited.

Mr. Ebensperger stated that as the Planning Commission looked at the list of amendments that would be needed to the sign ordinance when it was last discussed, the number of non-conforming signs was high and the advertising with signs that was occurring was accepted, but would be limited with the amendments. These were a few of the reasons that the amendments stalled.

Mr. Anderson stated that even though there would be signs that would be grandfathered in if amendments to the Sign Ordinance were approved, temporary signs that are taken down, would not be grandfathered in to be re-installed.

Mr. Anderson stated that for structures such as schools in a residential district, the language could be changed within the Zoning Ordinance to allow for different types of signs for these types of structures. If the City would only change the definitions of what type of signs are allowed on a school, library, museum, nursing home, church, or similar type structure in a residential area, a public hearing could be scheduled for the November 9, 2015 to consider this language amendment only.

Mr. Ollig asked the Planning Commission to consider this type of language amendment only for the November 9, 2015 public hearing so that Holy Trinity Schools could continue to move forward with their sign request.

Mr. Anderson stated that the entire sign ordinance could be reviewed in the future for other amendments.

The Planning Commission members recommended that a public hearing be scheduled for November 9, 2015 to consider an amendment to the Sign Ordinance to allow illuminated signs on properties such as churches or schools in residential districts.

c) Planning Commission Resolution PCR-15-05 - Tax Increment Financing District

Mr. Tienter stated that Mr. Shannon Sweeney, David Drown Associates was present at the meeting to provide information regarding the proposed Tax Increment Financing District for the new Industrial Park and also for the Dimax Corporation expansion.

Mr. Sweeney stated that the City Council has initiated the process of creating a new Tax Increment Financing District for the purpose of promoting development of industrial property in the forty (40) acres of land that was recently purchased by the City next to the existing Industrial Park.

Mr. Sweeney provided an overview of the Tax Increment Financing process and stated that the finding that the Planning Commission is requested to make by resolution is that the proposed development is consistent with the City's goals for the community and consistent with the planning goals in the City's Comprehensive Plan.

Mr. Ollig stated that the City Council is in favor of Tax Increment Financing districts as one of the few tools that the City has to spur development.

Mr. Tienter reviewed sections of the Comprehensive Plan to support the creation of the proposed Tax Increment Financing District.

Ms. Moses motioned to adopt resolution Planning Commission Resolution PCR-15-05 recommending approval of the modification of Municipal Development District No. 2, the adoption of a modified Development Program, the establishment of Tax Increment Financing District No. 2-7, and the adoption of a Tax Increment Financing Plan. Ms. Cafferty seconded the motion. Motion carried 4-0.

6) No Announcements

7) Adjournment

Mr. Henrich motioned to adjourn the meeting. Ms. Cafferty seconded the motion. Motion carried 4-0. The meeting adjourned at 6:45 p.m.

Daniel Tienter

Daniel Tienter
City Administrator
City of Winsted

ATTEST:

Raquel Kirchoff

Raquel Kirchoff,
Administrative Assistant
City of Winsted