

City of Winsted
Planning Commission
City Council Chambers
June 9, 2014
6:00 p.m.

Present: JoLynn Cafferty
Marv Ebensperger
Mike Guggemos
Mike Thonvold
Tom Ollig (Council Liaison)

Absent: Allison Moses

Staff Present: Clay Wilfahrt, City Administrator
Raquel Kirchoff, Administrative Assistant

1) Call the Meeting to Order

Mr. Ebensperger 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 May 12, 2014. Mr. Thonvold seconded the motion. Motion carried 4-0.

3) Public Hearings

a) Resolution PCR 14-07 – Conditional Use Permit - 651 – 2nd Street South

Mr. Ebensperger opened the Public Hearing at 6:01 p.m.

Mr. Wilfahrt stated that Marta Knutson submitted a Conditional Use Permit (CUP) application to move a garage from an area outside of the City of Winsted to her property at 651 – 2nd Street South. Winsted City Code requires a CUP for all property owners bringing in buildings from out of town greater than ten (10) feet in width or twelve (12) feet in width and ten (10) feet in height. The garage proposed for 651 -2nd Street South is large enough to need a CUP.

Mr. Wilfahrt stated that City staff sent notices to neighboring properties of 651 – 2nd Street South, published a notice in the newspaper and posted the notice at City Hall. No comments regarding the notice have been received.

Mr. Wilfahrt stated that the Planning Commission needs to hold a public hearing and then make a recommendation to the City Council. If the Planning Commission approves the CUP request, the City Council will consider the CUP at its next meeting.

Mr. Wilfahrt reviewed the following Conditional Use Permit standards.

1. That the Conditional Use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted.
2. That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
3. That adequate utilities, access roads, drainage and necessary facilities have been or are being provided.
4. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
5. That proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use.

6. The demonstrated need for the proposed use.
7. The proposed use is in compliance with any Land Use Plan adopted by the City.
8. That the conditional use shall not be issued wherein it would create a public nuisance or a health hazard.

Mr. Wilfahrt stated that City staff has reviewed the plans with the standards listed above and does not see any major discrepancies.

Mr. Wilfahrt reviewed other requirements that the applicant must meet for an accessory structure as follow.

1. Two (2) residential accessory buildings or structures are allowed per residential lot. The size of one (1) accessory structure shall not exceed 1,000 square feet in size. The size of the second accessory structure shall not exceed 120 square feet in size.
2. An accessory building, including carports, decks and breeze ways, attached to the principal building on a lot, shall be made structurally a part thereof and shall comply in all respects with the requirements of this ordinance applicable to the principal building.
3. No accessory building shall exceed one (1) story or sixteen (16) feet in height and shall not occupy more than ten percent (10%) of the lot area.
4. All detached accessory buildings shall be located in the side or rear yards. When located within ten (10) feet of the side or rear wall of the principal building they shall comply with all yard requirements applicable to the principal building in the district. Where such accessory buildings are to be located in the rear yard and are located more than ten (10) feet from the rear of the principal building, it shall not be located closer than five (5) feet from the side or rear lot line.
5. No private garage used or intended for the storage of passenger automobiles or motor vehicles, recreation vehicles, boats, etc. shall exceed one thousand (1,000) square feet of gross area nor shall any access door or other opening exceed the height of ten (10) feet.
6. Accessory buildings larger than one hundred (100) square feet shall be constructed of materials similar to the lot's principal structure.
7. Accessory buildings shall not be constructed prior to or in lieu of the principal building.

Mr. Wilfahrt stated that City staff has reviewed the project against the requirements for an accessory structure. He continued by stating that there is currently a shed on the lot that exceeds 120 square feet; therefore, in order for the garage to be placed on the property, the shed will need to be removed. Mr. Wilfahrt stated that the shed removal should be added as a condition of approval for the CUP.

Mr. Wilfahrt stated that City staff recommends the following conditions for approval of the CUP.

1. Building Permit. That all appropriate building permits are issued before construction begins. No building or structure shall be erected until the Building Inspector or the designated representative has issued a lawful building permit from the City of Winsted.
2. Building Materials. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause impairment of property values or a blighting influence. All sides of the principal structure and the garage are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.
3. City Engineer Review. The site drainage system shall be subject to the review and approval of the City Engineer and the conditional use permit request shall satisfactorily address any issues raised by the City Engineer.
4. Lot, Yard, Area and Height Requirements. The Conditional Use Permit shall meet all the lot, yard, area and height requirements of the R-1 Single Family Residential District.

5. Two (2) Accessory Structures. The size of one (1) accessory structure shall not exceed 1,000 square feet in size. The size of the second accessory structure shall not exceed 120 square feet in size.
6. Recording. A certified copy of the Conditional Use Permit shall be filed with the McLeod County Recorder. The Conditional Use Permit shall include the legal description of the property involved.
7. Fees. To defray administrative costs of processing requests for Conditional Use Permits, a fee, as established by the City Council, shall be paid by the applicant at the time the application is requested. The City shall also be reimbursed for any additional costs associated with review of a proposal as set by the City Council.
8. Lapse of Conditional Use Permit by Non-Use. Whenever within one (1) year after granting the Conditional Use Permit the work permitted has not been started, then such permit shall become null and void unless a petition for an extension has been provided by the Planning Commission.

Mr. Wilfahrt stated that Mr. Bob Knutson was present at the meeting, representing his daughter Marta Knutson. Mr. Wilfahrt explained the pictures that were provided for the meeting by Mr. Knutson, and explained where the garage would be placed. He continued by stating that currently, the proposed garage is not the same color as the house at 651 – 2nd Street South but it will be painted to match the house color prior to being brought to the property.

Mr. Guggemos asked if the intent was to match the siding materials of the house and the garage since currently the house siding is a different style than the proposed garage.

Mr. Knutson stated that the garage would be painted to match the house after it was set onto the property, but the garage siding style would not be changed.

Mr. Knutson stated that a next door neighbor to the property of 651 - 2nd Street South had spoken with him and asked if the proposed garage could be placed to line up with his garage. Mr. Knutson told the neighbor that this was not possible because of the setback requirements of twenty-five (25) feet. The neighbor's garage is currently at a setback of twenty (20) feet.

Council Member Ollig stated that the neighbor's setback was likely grandfathered in and the garage was likely placed before the twenty-five (25) feet setback requirement.

Mr. Knutson stated that the current shed on the property would be removed this week.

Mr. Thonvold and Mr. Guggemos stated that the garage would be more appealing if the siding style matched the house's siding style.

Council Member Ollig stated that the intent of the ordinance requirements is to have the appearance of the buildings as close as possible and that since the structure being moved in is not an addition to the current structure, painting the garage should meet the intent of the ordinance.

The Planning Commission members discussed the overhang that exists over a door on the proposed garage and stated this overhang is part of the structure. The side yard setback should be measured from the overhang on the structure.

Ms. Cafferty motioned to adjourn the Public Hearing. Mr. Thonvold seconded. Motion carried 4-0.

Mr. Guggemos motioned to approve Resolution PCR 14-07 to approve a Conditional Use Permit for 651 – 2nd Street South with the condition that the garage be painted to match the existing structure and that the setback on the north side of the property would be a minimum of five (5) feet from the farthest projection on the garage. Ms. Cafferty seconded the motion. Motion carried 4-0.

- 4) No Old Business
- 5) No New Business
- 6) Other

Mr. Guggemos requested that photographs be provided when considering applications for structures being moved onto a property.

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.

Clay Wilfahrt

Clay Wilfahrt
City Administrator
City of Winsted

ATTEST:

Raquel Kirchoff

Raquel Kirchoff,
Administrative Assistant
City of Winsted