

City of Winsted
Planning Commission
Vollmer Room
June 3, 2009
6:00 p.m.

Present: JoLynn Cafferty – Winsted Planning Commission
Jeff Campbell – Winsted Resident
Dan Dickhausen – Winsted Planning Commission
Marvin Ebensperger – Winsted Planning Commission
Steve Ebert – Winsted Resident
Marc Fasching – Winsted Township
Max Fasching – Winsted Planning Commission
Nancy Fasching – Winsted Township
Don Guggemos – Winsted Resident
Mike Guggemos – Winsted Planning Commission
Tony Hausladen – Winsted Township
Mike Laxen – Winsted Township
Mary Neff – Winsted Township
Mary Purcell – Winsted Township
Bonnie Quast – Winsted Council Member
Linda Scherer – Herald Journal
Steve Stotko – Winsted Mayor
Tom Wiemiller – Winsted Council Member

Staff Present: Brent Mareck - City Administrator
Raquel Kirchoff – Administrative Assistant

Consultant Present: John Anderson – Municipal Development Group
Cynthia Smith-Strack – Municipal Development Group

- 1) Ebensperger called the meeting to order at 6 p.m.
- 2) **Dickhausen motioned the approval of the April 8th , 2009 meeting minutes, Cafferty seconded, unanimously carried.**
- 3) Public Hearings
- 4) Old Business
- 5) New Business

a) Future Land Use Plan – Future Use of CR 6 and Zion Avenue

Mareck stated that this meeting was to discuss and finalize the future land use plan and map so that a public hearing could be established to adopt the plan. He reviewed the areas of CR 6 and Zion Avenue and went over the following points of consideration to decide to plan for this area as commercial or residential:

- A commercial use may not be consistent with existing residential uses. Larger single family homes already exist on the north side of the street.
- A commercial use may be needed in the future, but should it be at this intersection or would it be better further to the east, outside of the planned future residential development.
- Would a commercial use in this location dilute the “core” retail locations in the city?
- How do we picture the surrounding pieces of property developing? How does that impact the way we feel about commercial development in this area.

After discussing the points mentioned above, Mareck asked for a vote on who would like to have some commercial use planned for in this area versus who would like it planned as low density residential. The majority wanted it planned as low density residential, because they did not want business withdrawn from Winsted downtown merchants and because Winsted is not expected to grow extremely larger in population. The map will be changed to reflect this area as low density residential. The minutes are now noting that during this planning process, this area was considered for including some mixed use/commercial to accommodate residents that travel east for work and do not come into downtown Winsted to purchase their fuel, merchandise or grocery needs but who do so on their way out of town or back into town.

b) Future Land Use of Winsted Ponds

Mareck reviewed the areas of the Lueck and Weibel Farms and went over the following points of consideration to decide to plan for this area as residential or industrial:

- The land has gone through a residential planning process. The preliminary plat has since expired.
- The property will most likely not be developed within the next 10 years.
- The previous draft plan has a disproportionate balance of industrial to residential property.
- The township may be concerned that leaving the property as residential may lead to further “hopscotch” residential annexations south of the property.
- Planning the property for industrial will stretch future residential development further south of the city’s core.

Those present voted to keep this area zoned as residential after discussing the circumstances that Aho Properties had purchased the land with the intent that it would be developed as residential, and changing this could have legal ramifications for the city. Keeping it residential, would help to somewhat balance the already higher than average industrial zoning. Having more residential options would be an advantage for the City when it is working out areas with developers as they approach the City to plan for residential developments.

The Winsted Township representatives also voiced their concerns about how dissatisfied they were regarding how annexations have developed in the past and how that cannot happen in the future. There should be a limit/definite boundary line that the City cannot cross to annex future property into the City until all other existing options are exhausted. Mareck and Mayor Stotko both stated that the past cannot be changed but that the City wants to work with the Township in the future to strengthen the communication between the City and the Township. They explained that this is why the planning process is being done with both present and encouraged the Township to participate in standing communication meetings that will be scheduled between the Township and the City in the future. The Township seemed agreeable to participate in such meetings.

c) Observations from the Open House and Public

Mareck explained that Tetra Pak would like to see the area east of their site zoned as industrial on the map. None present were in disagreement with this zoning, and the map will be changed to reflect this.

d) Future Considerations

The people in attendance did not have any further comments for change within the plan or map.

Fasching motioned to schedule a joint public hearing with the Winsted City Council and the Winsted Planning Commission on Wednesday, July 8th, 2009, to review and approve the Future Land Use Plan and Map provided by Municipal Development Group; Dickhausen seconded; unanimously carried.

6) Other

7) Adjournment

Guggemos motioned, Fasching seconded, unanimously carried.

Respectfully Submitted,

Raquel Kirchoff
Administrative Assistant