

City of Winsted
Planning Commission
City Council Chambers
July 8, 2009
6:00 p.m.

Present: JoLynn Cafferty – Winsted Planning Commission
Dan Dickhausen – Winsted Planning Commission
Marvin Ebensperger – Winsted Planning Commission
Max Fasching – Winsted Planning Commission
Mike Guggemos – Winsted Planning Commission

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

Consultant Present: Cynthia Smith-Strack – Municipal Development Group

- 1) Ebensperger called the meeting to order at 6 p.m.
- 2) **Guggemos motioned the approval of the June 9th, 2009 meeting minutes, Cafferty seconded, unanimously carried.**
- 3) Public Hearings

Cynthia Smith-Strack, Municipal Development Group, summarized the 2009 Land Use Plan Update, stating that the City has had multiple meetings over the past six (6) to eight (8) months to prepare the plan. The Planning Commission asked for public comment. Winsted Township Commissioner, Tony Hausladen, stated that the Township will not pass a resolution in support of the Land Use Plan Update because they did not agree with the entire update. Areas of disagreement were summarized around the following points of concern:

- The Township feels the plan is much larger than necessary which could increase the amount of annexations that occur, affecting the Township's tax rate.
- The Township feels that the properties of the "Lueck" and "Weibel" farms should be zoned as Industrial instead of Residential as they are within the plan. They feel the City did not handle the annexation of these properties to its best ability when they occurred.
- The Township is concerned about water runoff issues that would result from development that occurs.

Mareck stated that although it is the goal for the City and Township to reach agreement on the plan, the City is not required to receive approval from the Township before it adopts its plan. It is ultimately the City's Future Land Use Plan. The points of concern raised by Hausladen were addressed with the following responses:

- The City has no designs to encourage development. Developing an Orderly Annexation Agreement would help to resolve issues around an increase in annexations and the Township and City would have to create and approve that agreement together.
- The City is prepared for the areas of the "Lueck" and "Weibel" farms to be residential property in the future.
- Storm water runoff is analyzed by the City Engineer when the plat process is completed and the property is in the development stage, to avoid run off issues.

Fasching noted that all present should be aware that a map update was received by Smith-Strack today, and placed within the plan, specifically Map 4-1 with the May 2009 date, is now replaced with Map 4-1 with a June 2009 date.

Guggemos motioned the approval of Planning Commission Resolution R-09-01 which recommends that the City Council approves and updates the 2000 Winsted Comprehensive Plan regarding land use and consists of a compilation of policy statements, goals, standards and maps guiding the overall future growth and redevelopment of the city; Cafferty seconded, unanimously carried.

Cafferty motioned to close the Public Hearing, Dickhausen seconded, unanimously carried.

- 4) Old Business
- 5) New Business

a) Dumpster Screening

Mareck stated that the City Council would like the Planning Commission to discuss extending the Downtown Commercial District requirements for dumpsters and dumpster screening to the areas that are currently zoned R2 and to apartment complexes within the City, to improve the aesthetics within the City. The Planning Commission would like to see a Public Hearing held to obtain feedback from business owners that would be required to purchase a dumpster and screening.

- 6) Other

Mareck stated that there may not be a meeting held in August, 2009 due to a lack of new business and since the Future Land Use Plan Update was completed.

- 7) Adjournment

Fasching motioned, Cafferty seconded, unanimously carried.

Respectfully Submitted,

Raquel Kirchoff
Administrative Assistant