

City of Winsted
Planning Commission
City Council Chambers
September 15, 2010
6:00 p.m.

Present: JoLynn Cafferty
Dan Dickhausen
Marvin Ebensperger
Max Fasching
Mike Guggemos
Steve Stotko – Council Liaison

Staff Present: Andrew Elbert, City Administrator
Amanda Zeidler, Utility Billing & Payroll Clerk

1) Call the Meeting to Order

Ebensperger called the meeting to order at 6:00 p.m.

2) Approval of Minutes

Dickhausen motioned to approve the minutes from the Planning Commission Meeting on September 8, 2010. Cafferty seconded the motion. Motion carried 5-0.

3) No Public Hearings.

4) No Old Business.

5) New Business.

A. Conditional Use Permit – 511 – 4th Street North

Saint Mary's Care Center, 551 – 4th Street North, is requesting a Conditional Use Permit (CUP) to host a retail pharmacy located on an R-2 [high density residential] zoned property. The CUP is being considered under the following: "Clinics and other buildings for the treatment of human beings contingent upon adequate parking being provided."

The terms and conditions for issuing a CUP within the City of Winsted are as follows:

- 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.

Andy Opsahl, Administrator for Saint Mary's Care Center, and Deb Keaveny, owner of Keaveny Drug were present to address the Planning Commission.

Keaveny stated that she appreciates the feedback from Winsted residents and that she has decided to maintain the pharmacy at the downtown location on Main Avenue West. Keaveny also stated that Saint Mary's Care Center is important to the success of Keaveny Drug and the version of the campus that Saint Mary's Care Center has proposed is very appealing to Keaveny Pharmacy.

Keaveny informed the Planning Commission that she has proposed a retail store that would offer a small card and gift shop and bring other types of retail to develop an atmosphere that is similar to a country store, rather than a retail pharmacy. The prescription counter and pharmacy services would remain downtown at this time; therefore, changing the intent of the application from a retail pharmacy to a country store setting.

Guggemos asked Keaveny if a pharmaceutical operation is being considered at the St. Mary's location in the future. Keaveny stated that she does not know what the future holds, and would be willing to open a second pharmacy at Saint Mary's Care Center if she can afford two pharmacists in the future.

Ebensperger asked Opsahl if there is currently a retail shop located at Saint Mary's Care Center. Opsahl stated that Saint Mary's Auxiliary has a small gift shop to serve the residents that is a charity organization run entirely by volunteers; it is not a retail store.

Keaveny stated that the proposed retail site offers an estimated two thousand (2,000) square feet and is approximately the same size as Keaveny Drug's current floor area. The proposed country store will potentially offer cards, gifts, snacks, ice cream, coffee, floral items, over-the-counter drugs & sundries. Keaveny clarified that local businesses have been invited to sell products at the country store to help grow their businesses as well, but none have committed yet. The local businesses would potentially move a portion of their business to the proposed store and Keaveny would staff the store. Keaveny also stated that both an interior and exterior entrance is available at the proposed location and the new store would probably have the same hours as the downtown store. A lease agreement would be drafted between Keaveny and St. Mary's Care Center.

Ebensperger asked for any comments from the audience and there were no comments. Elbert stated that no comments or emails have been forwarded to the City of Winsted.

Elbert stated that an approved CUP must be renewed annually by the City of Winsted Planning Commission. The annual review takes place each year on the date the original CUP was granted. Elbert also stated that if a pharmacy would be proposed in the future, the proposal would have to be presented to the Planning Commission as either a renewal, or a new CUP.

Keaveny stated that a pharmacy is a licensed entity in the State of Minnesota, and cannot be moved or changed without approval from the Minnesota Board of Pharmacy, so any changes would require extensive planning.

Fasching motioned to grant a Conditional Use Permit for a commercial business on the St. Mary's Care Center Campus with the following conditions:

- 1. Regular public business hours from 8:00 a.m. to 7:00 p.m.**
- 2. The commercial business would be one featuring a "country store" setting with retail products.**
- 3. Products and materials must be non-prescription sales.**
- 4. Giving store material preferences to Winsted businesses.**

Second was made by Guggemos. Motion carried 5-0.

6) No Other Business.

7) Adjournment

Dickhausen motioned to adjourn the meeting; Guggemos seconded; Motion carried. Meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Amanda Heidler

Utility Billing & Payroll Clerk