

WABASHA PLANNING COMMISSION

May 14, 2019 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes- March 19, 2019
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
- 6) Old Business
- 7) New Business
 - a) Wabasha Framework Hwy 60
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - June 11, 2019
- 11) Adjourn

Planning Commission

2)

Meeting Date: 05/14/2019

SUBJECT: Approval of Minutes - March 19, 2019

DEPARTMENT: Planning & Zoning

TITLE:

Approval of Minutes- March 19, 2019

PURPOSE:

Attachments

PC 3-19-19

WABASHA PLANNING COMMISSION

March 19, 2019

6:00 PM

MEETING MINUTES

Commission Members: Tim Wallerich, Chair Scott Durand
 Craig Falkum Sharon Burke
 Kris Kruse Sara Carrels

Present: Craig Falkum; Scott Durand; Chair Tim Wallerich; Sharon Burke; Kris Kruse; Sara Carrels

Also Present: Kristi Trisko, Contracted City Planner; Wendy Busch, Planning & Zoning Assistant

- 1) Call to Order
 The meeting was called to order at 6:00 p.m. by Chair Wallerich.
- 2) Election of Officers
 Nominations were opened for the position of Chair. Commissioner Carrels nominated Commissioner Wallerich to serve as Chair. The nomination was seconded by Commissioner Durand. There were no other nominations. A vote was taken, and Commissioner Wallerich was unanimously re-elected to serve as Planning Commission Chair for 2019.

 Nominations were opened for the position of Vice Chair. Commissioner Falkum nominated Commissioner Durand to serve as Vice Chair. The nomination was seconded by Commissioner Carrels. A vote was taken, and Commissioner Durand was unanimously elected to serve as Planning Commission Vice Chair for 2019.
- 3) Approval of Minutes - December 11, 2018

 Motion made by Scott Durand, seconded by Sara Carrels to approve the meeting minutes.
 Vote: 6 - 0 Adopted - Unanimously
- 4) Changes or Additions to Agenda
 There were no changes or additions to the agenda.
- 5) Public Comment
 There was no public comment with regard to items not listed on the agenda.
- 6) Public Hearings

a) Bayou Preliminary Plat

City Planner Trisko provided background information. She noted the reason for the public hearing date change. She commented that the City Council will review the proposed plat in April. She described the location of the 11.66-acre Bayou Addition, which would include 13 lots and 2 outlots. She discussed a 60-foot wide public street, proposed to be named Prospect Avenue. She discussed engineer involvement. She noted that the Street Commission reviewed the proposed plat and the engineering notes, and had their questions answered. Chair Wallerich reviewed recent discussion by the Utility Commission.

City Planner Trisko noted that the proposed plat is within the R-2 Medium Density Residential zone. She noted that 13 lots would comply with both the current zoning and the proposed land use. She noted that the area is also in the S2 Shoreland Overlay Zone, which stipulates that only 25% of each lot could be covered with a residence. She added that a portion of the land is in the 100-year flood zone, which needs to be treated differently. She commented that the Army Corps of Engineers has approved the planned stormwater ponds and pedestrian trail.

City Planner Trisko reviewed the staff report, which recommends that the applicant follow all of the engineer's plans and changes. She reviewed other staff recommendations:

- 1) Change the name of the street to Prospect Avenue.
- 2) Address management of the proposed pedestrian trail in the development agreement.
- 3) Develop a plan to manage Prospect Avenue, which is currently a substandard street.

Commissioners expressed concerns with regard to the transition of Prospect Avenue, traffic flow, and the proposed trail in terms of ADA requirements. Trail connections were discussed along with potential intersection realignment.

Chair Wallerich opened the public hearing for this item at 6:16 p.m.

Robert Kohner, Wabasha Sand and Gravel, 905 Church Avenue, Wabasha, introduced himself as one of the applicants. He described the benefits of the proposed development. He expressed a desire to work with the City during the planning process. No one else came forward to speak during the public hearing. The public hearing was closed at 6:18 p.m.

Commissioners expressed agreement with the continuation of Prospect Avenue and with planning for trail connections. Street improvements were discussed. It was suggested to further discuss funding sources for these improvements. City management of the two outlots was discussed. Lot and home sizes were discussed. Access to the slough was discussed. Intersection alignment was discussed.

Chair Wallerich summarized Planning Commission discussion with regard to the proposed development.

- 1) Agreement with naming the entire street Prospect Avenue.
- 2) Agreement with the pedestrian path concept and a recommendation for trail connections.
- 3) Agreement with the need for street improvements and a recommendation to discuss funding options.
- 4) A recommendation to conduct analysis of the intersection.

Motion made by Sara Carrels, seconded by Kris Kruse to recommend approval of the preliminary plat, with the four conditions as discussed.

Vote: 6 - 0 Adopted - Unanimously

- b) IUP Wabasha Sand & Gravel/Rochester Sand & Gravel
City Planner Trisko provided background information. She noted that a rezoning request relating to this property for this specific use was approved. She stated that the portable asphalt mix plant will be located 1005 Shield Avenue, adding that this facility will be located close to Highway 61 but on the other side of the freeway from most of the residents. She noted that the property meets the minimum standards in terms of frontage and storage. She stated that the plant will be operational from May to November. Truck traffic and the request for a major traffic generator waiver were discussed. The highway project was discussed. City Planner Trisko stated that the applicant has submitted a required Spill Prevention and Control Countermeasure (SPCC) Plan. The inspection and oversight process was discussed. Hours of operation were reviewed.

City Planner Trisko reviewed three recommended conditions of approval of the IUP:

- 1) Approval of an Interim Use Permit would include an end date of mid-November.
- 2) An option for the City to temporarily suspend truck traffic if there are any safety concerns.
- 3) The requirement to obtain a driveway permit from Wabasha County for Bruegger Valley Road for the interim use.

Chair Wallerich opened the public hearing for this item at 6:42 p.m.

Chad Kelley from Rochester Sand and Gravel provided additional background information.

No one else came forward during the public hearing. The public hearing was closed at 6:43 p.m.

Chair Wallerich asked about management of dust. The applicant discussed the use of water trucks and/or calcium chloride to control dust. It was suggested to add a condition of approval related to managing dust.

The hours of operation were discussed. Traffic flow impacts were discussed.

Motion made by Sara Carrels, seconded by Scott Durand to recommend approval of the IUP, with the four conditions of approval as discussed.

Vote: 6 - 0 Adopted - Unanimously

- 7) Old Business
There was no old business.

- 8) New Business
There was no new business.

- 9) Board of Adjustment Business
Chair Wallerich recessed the Planning Commission meeting at 6:49 p.m.

Board of Adjustment Chair Durand called the Board of Adjustment meeting to order at 6:49 p.m.

- a) Election of Officers
Election of officers was conducted.

Commissioner Durand nominated himself to stay on as Chair. The nomination was seconded by Commissioner Carrels. There were no other nominations. A vote was taken, and Commissioner Durand was unanimously re-elected to Chair the Board of Adjustment for 2019.

Commissioner Carrels nominated herself to serve as Vice Chair. The nomination was seconded by

Commissioner Durand. There were no other nominations. A vote was taken, and Commissioner Carrels was unanimously elected to serve as Vice Chair of the Board of Adjustment for 2019.

Chair Durand adjourned the Board of Adjustment meeting at 6:50 p.m.

Chair Wallerick reconvened the Planning Commission meeting at 6:50 p.m.

10) Other Business

There was no other business.

11) Next Regular Meeting Date - April 9, 2019

The next meeting was discussed. Planning Commission membership was discussed. A potential new member was discussed.

12) Adjourn

Motion made by Craig Falkum, seconded by Sara Carrels to adjourn the meeting. The meeting adjourned at 6:53 p.m.

Vote: 6 - 0 Adopted - Unanimously

Respectfully submitted by: _____
Wendy Busch, Planning & Zoning Assistant

Adopted Date

Planning Commission

3)

Meeting Date: 05/14/2019

SUBJECT: Changes or Additions to Agenda

DEPARTMENT: Planning & Zoning

TITLE:

Changes or Additions to Agenda

PURPOSE:

Planning Commission

7)a)

Meeting Date: 05/14/2019

SUBJECT: Wabasha Framework Hwy 60

DEPARTMENT: Planning & Zoning

TITLE:

Wabasha Framework Hwy 60

PURPOSE:

Attachments

Memo



TO: PLANNING & ZONING COMMISSION
FROM: KRISTI TRISKO, PLANNING CONSULTANT
SUBJECT: HIGHWAY 60 REROUTE THROUGH THE ATHLETIC FIELD
DATE: 05/07/2019

Craig Falkum and Mary Vogel went to a MnDOT future planning meeting concerning the potential reroute of Highway 60 through the Athletic Field where they looked at the attached four (4) concepts.

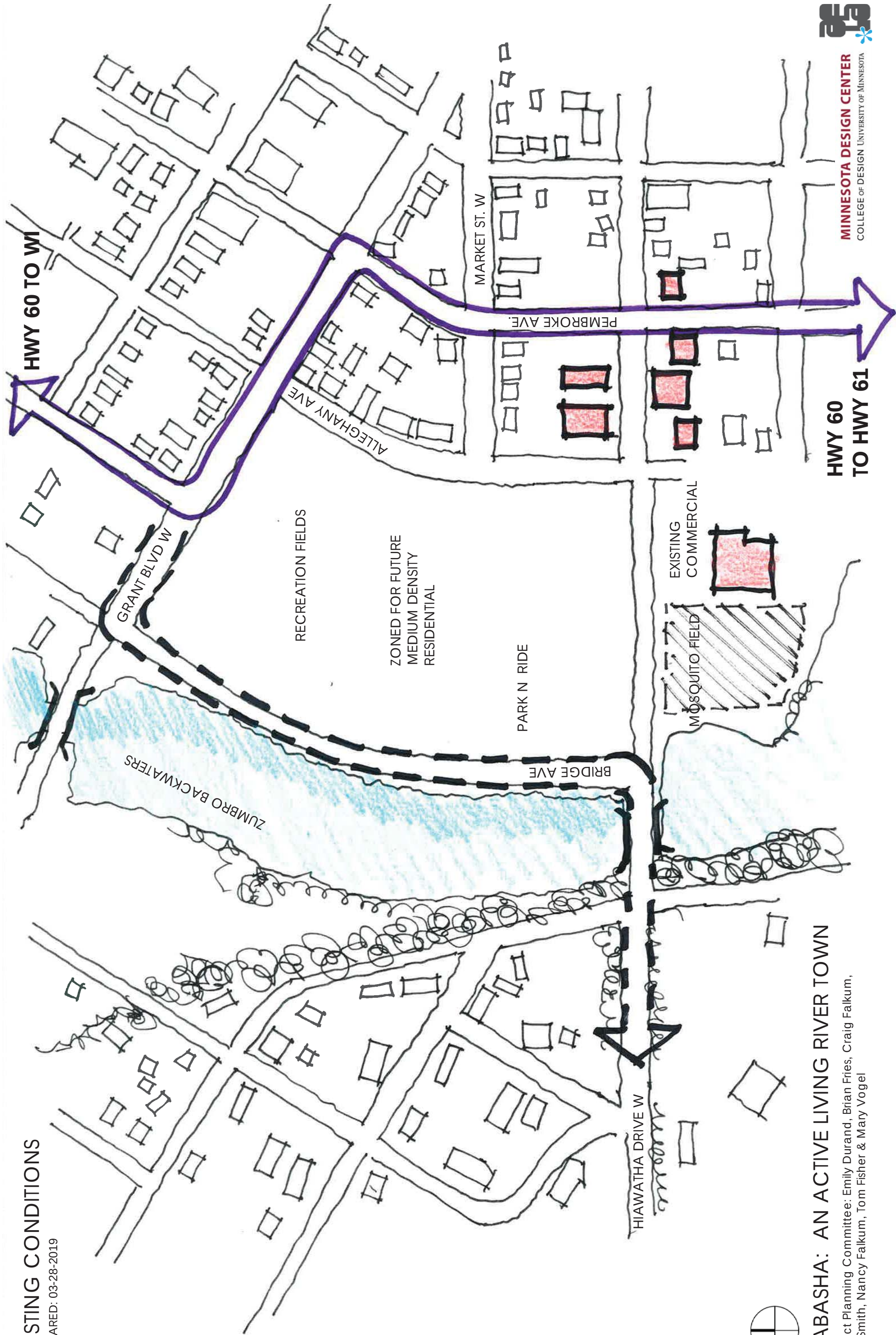
Mark Schoenfelder, the District Engineer, stated that there are no current plans to reroute Highway 60 but it could be included in their future plans through their Small Cities Assistance program.

Mark also stated that if these plans were to become reality and extend Hwy 60 into the Athletic Field, Hwy 60 would enter/exit Wabasha through the Hiawatha Drive/Shields Ave route and not be redirected back to Pembroke and have to pass under the Canadian Pacific RR bridge.

Craig Falkum and Tim Wallerich would like the Planning Commissioners to discuss the pros and cons of these four concepts so we can help the City frame our general thoughts about these potential future plans.

EXISTING CONDITIONS

PREPARED: 03-28-2019

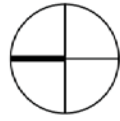


WABASHA: AN ACTIVE LIVING RIVER TOWN

Project Planning Committee: Emily Durand, Brian Fries, Craig Falkum,
Toni Smith, Nancy Falkum, Tom Fisher & Mary Vogel



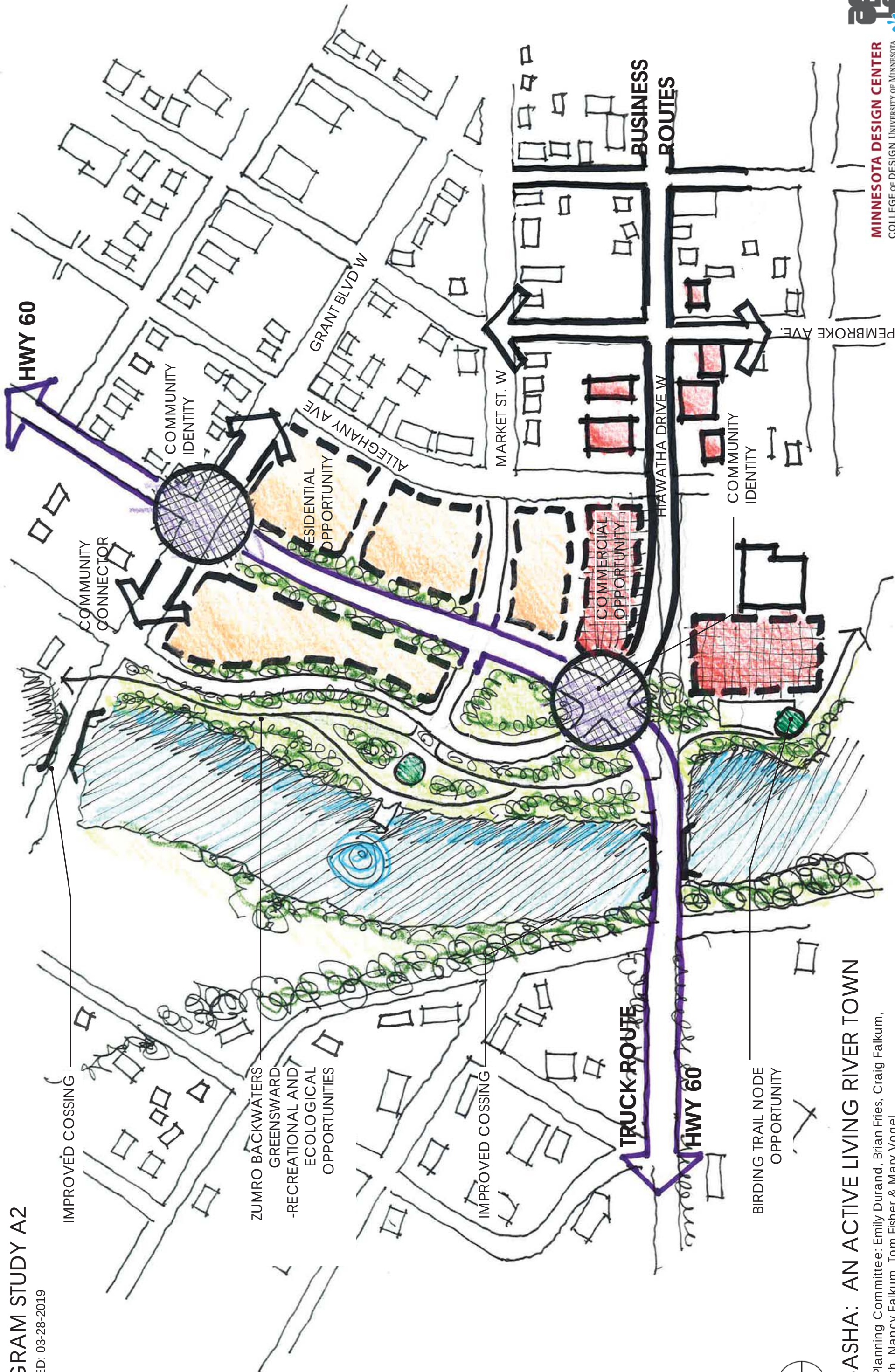
PREPARED: 03-28-2019



Project Planning Committee: Emily Durand, Brian Fries, Craig Falkum,
Toni Smith, Nancy Falkum, Tom Fisher & Mary Vogel

DIAGRAM STUDY A2

PREPARED: 03-28-2019

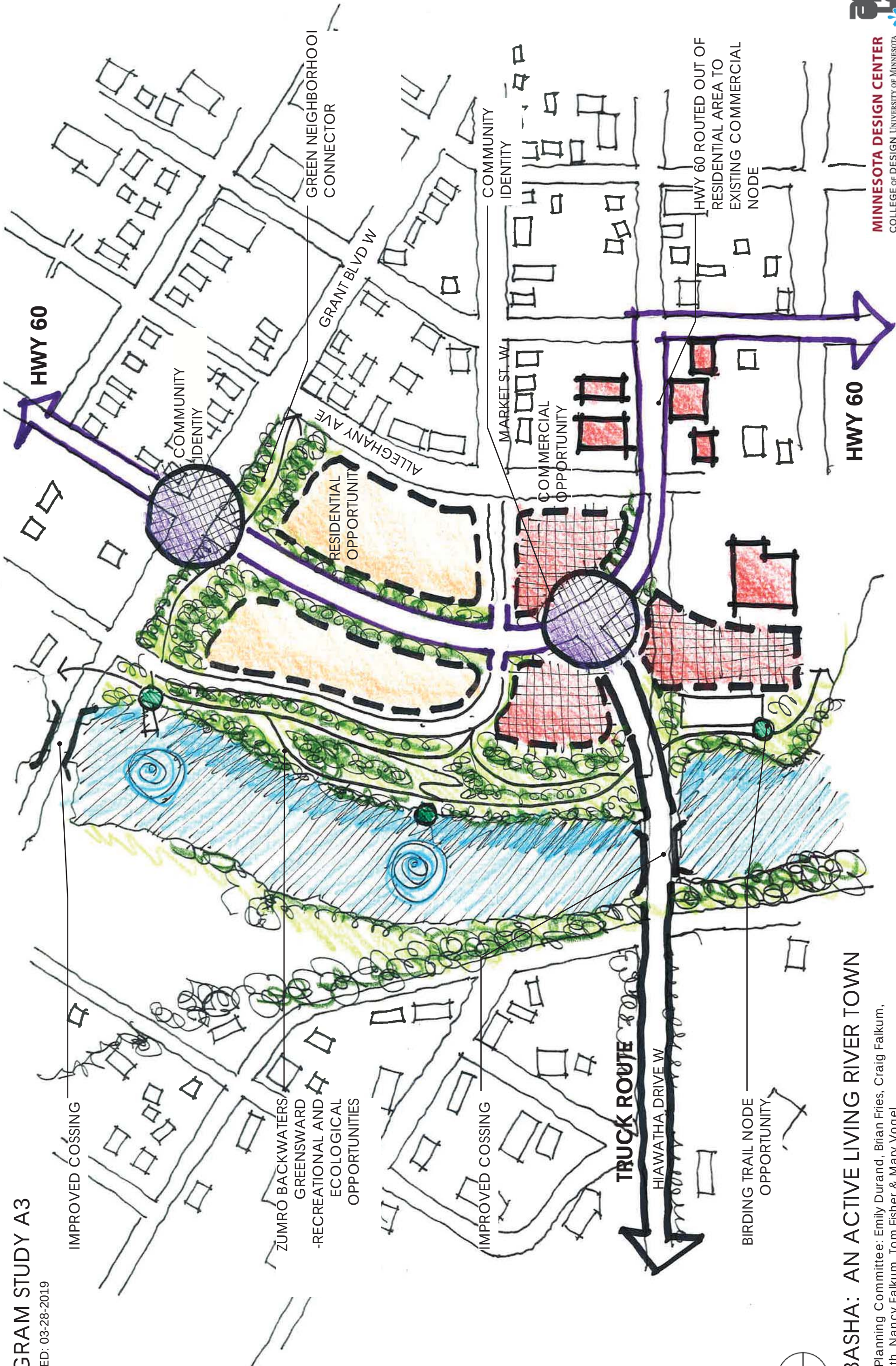


WABASHA: AN ACTIVE LIVING RIVER TOWN

Project Planning Committee: Emily Durand, Brian Fries, Craig Falkum,
Toni Smith, Nancy Falkum, Tom Fisher & Mary Vogel

DIAGRAM STUDY A3

PREPARED: 03-28-2019



WABASHA: AN ACTIVE LIVING RIVER TOWN

Project Planning Committee: Emily Durand, Brian Fries, Craig Falkum, Toni Smith, Nancy Falkum, Tom Fisher & Mary Vogel