

WABASHA PLANNING COMMISSION

June 11, 2019 6:00 PM

MEETING AGENDA

- 1) Call to Order
- 2) Approval of Minutes-
 - a) Minutes from May 14, 2019
- 3) Changes or Additions to Agenda
- 4) Public Comment
- 5) Public Hearings
 - a) Gerkens CUP
- 6) Old Business
 - a) Hwy 60 Reroute
- 7) New Business
- 8) Board of Adjustment Business
- 9) Other Business
- 10) Next Regular Meeting Date - July 9, 2019
- 11) Adjourn

Planning Commission

2)a)

Meeting Date: 06/11/2019

SUBJECT: Minutes from May 14, 2019

DEPARTMENT: Planning & Zoning

TITLE:

Minutes from May 14, 2019

PURPOSE:

Attachments

PC 5-14-19

DRAFT

WABASHA PLANNING COMMISSION

May 14, 2019, 6:00 PM

MEETING MINUTES

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

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

Absent: Vice Chair Lynn Schoen

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

- 1) Call to Order
 The meeting was called to order by Chair Wallerich at 6:00 p.m. Commissioner Carrels arrived at 6:10 p.m.

- 2) Approval of Minutes- March 19, 2019

Motion made by Scott Durand, seconded by Sharon Burke to approve the meeting minutes as presented.

Vote: 5 - 0 Adopted - Unanimously

Other: Sara Carrels (ABSENT)

Vice Chair Lynn Schoen (ABSENT)

- 3) Changes or Additions to Agenda
 Planning & Zoning Assistant Busch referenced a brief announcement related to the Board of Adjustment. There were no other changes or additions to the agenda.
- 4) Public Comment - None
- 5) Public Hearings - None
- 6) Old Business - None

7) New Business

a) Wabasha Framework Hwy 60

City Planner Trisko provided background information. She discussed a recent MnDOT District 6 planning meeting.

Chair Wallerich discussed the Greater MN Futures project, describing it as a collaboration between the University of Minnesota and southeast and southern Minnesota economic development partners. He discussed the mission of this group to help leverage community resources and attributes in order to propel them forward. Chair Wallerich referenced a meeting that was held, during which Wabasha's assets were discussed. Commissioner Falkum provided additional information with regard to potential Greater MN Futures projects. Commissioner Falkum, Chair Wallerich, and City Planner Trisko referenced a potential project involving the City's waterways and discussion about relocating the athletic fields.

A potential street realignment and park project was discussed. MnDOT involvement was discussed. Design options and concept renderings were reviewed. Concerns about truck traffic and pedestrian flow were expressed. Potential improvements to the slough area were discussed. Parking considerations were discussed.

Commissioners expressed interest in a potential street alignment and park project, as depicted in the A1 and A2 diagrams. Trail connections, flooding events, and DNR involvement were discussed. Potential uses for the parking areas were discussed. Street realignment options were further discussed. Next steps were reviewed. Chair Wallerich expressed appreciation for the discussion.

8) Board of Adjustment Business

Planning & Zoning Assistant Busch discussed a variance request that will be reviewed on June 11, prior to the Planning Commission meeting. Quorum requirements were reviewed.

9) Other Business - None

10) Next Regular Meeting Date - June 11, 2019

The agenda for the June meeting was discussed.

11) Adjourn

The meeting adjourned at 6:46 p.m.

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

Adopted Date

Planning Commission

5)a)

Meeting Date: 06/11/2019

SUBJECT: Gerkens CUP

DEPARTMENT: Planning & Zoning

TITLE:

Gerkens CUP

PURPOSE:

Attachments

Staff Report



Memorandum

Office of the City Planner

To: Wabasha Planning Commission
From: Kristi Trisko, Consultant Planner
Date: June 4, 2019
Subject: CUP Application – Gerken Feed & Grain

MEETING DATE: June 11, 2019

I. REQUEST:

- 1) **Applicant:** Gerken's Feed & Grain
- 2) **Owner:** John Evers, Manager
- 3) **Location:** 210 Bridge Avenue

II. Staff Report

Zoning Summary

A Conditional Use Permit has been requested by Gerken's Feed & Grain to use their property on 210 Bridge Avenue to construct an additional grain bin with one continuous flow dryer and the removal of their storage/office building.

Zone: GC (General Commercial and S-3 Shoreland Overlay Zone, and 500-Year Floodplain)

Land Use: General Commercial
Min. Lot Size: 8,520 SF (4 Acres)
Min. Lot Width: 60' (320')
Min. Lot Frontage: 30' (320')
Acc. Setbacks: 5' - Side (50, 30')
5' - Rear (25')

Height – Grain elevators are exempt from the height restrictions. (305.02 Subd 7 (f))

Parking: 6 current employees, 1 additional employee needed = 7 employees
Agricultural /Commercial Parking required 1 parking stall per employee-

- 7 total parking stalls needed
- Current Parking = 6 stall near the store, 3 on 2nd Street;



9 parking stalls provided

Details of the request: *(See attached Exhibits)*

- Gerken's has requested to amend their CUP to:
 - 1) Remove a storage warehouse building used for storage and offices near 2nd Street
 - 2) To construct a 310,000-bushel grain bin with extended catwalk from the existing grain bin.
- Truck Traffic – The new grain bin will not increase the truck traffic for the site. Their total heavy truck usage for the site remains at 58 roundtrips as was agreed upon in 2017.
- Access – All trucks accessing the site will continue to use Bridge Avenue and 2nd Street. The load and unload areas for trucks are located within the site. No change is anticipated for this request.
- Shoreland Overlay Zone, S-3 allows for up to 40% impervious surface. However, the Gerken's site has very little impervious surface remaining. The area for the proposed grain bin will be constructed on existing concrete and gravel or the removed warehouse building and will not increase the imperviousness of the site.
- Lighting – no new lighting
- Signage – no new signage

Hours of Operation – 7:30 a.m. to 5:00 p.m

Storage Bin Visibility/Noise/Debris:

Visibility - The proposed grain bin and catwalk is estimated at 111' in height. Once the warehouse building is removed, the residents living on the north side, near 2nd Street, will have a direct view of the new bin from the ground to the catwalk.

Noise - Several of the surrounding neighbors have complained that the noise of the day-to-day operation is excessive, and at least one day, the construction of the last bin occurred at a very early hour and the police were notified.

Debris - Several neighbors have also complained about falling debris from the facility. After taking further information in from the hearing, the Commissioners should discuss and determine if the overall character and use still fits within the neighborhood and if these concerns can be mitigated.

Surrounding Property Uses: Turning Waters Bed & Breakfast, three single family homes and the Veterinarian Clinic are located just north of Gerken's property on 2nd Street. Single family homes are located across the street on Bridge Avenue. The uses south of Gerken's on 3rd Street, are used as a boat storage for the campground site and the Slough. An existing landscape screen of shrubs extends from the boat storage area to Bridge Avenue which screens the slough from the Gerken's property.

Neighborhood Notification: All property owners within 350' feet of this property were notified within ten days of the public hearing and published in the paper on Wednesday, May 28, 2019 stating that a public hearing would be held on June 11, 2019 for this conditional use permit request.

DNR – Bill Huber had no comments as the CUP would not increase in impervious surface of the property.

If the Commissioners determine that the overall character and use still fits within the neighborhood, then the following conditions might be added:

Recommended Conditions:

1. That the demolition of the warehouse or the construction of the grain bin shall not occur before 8 a.m. Monday through Saturday and not before 9 a.m. on Sunday.
2. The property cannot increase their heavy truck traffic usage beyond 58 roundtrips or a Major Traffic Generator will be required.
3. The owner will observe the City's noise, vibration, and air pollution ordinances at all times.
4. The owner will provide screening from the proposed storage bin between the bin and 2nd Street to act as both a visual and sound barrier from the neighborhood.
 - A. The screen installed shall either be a solid wood fence at 6 feet in height or taller as deemed necessary by the Commission or a solid landscaped hedge that will achieve the same barrier with shrubs planted 2-3 feet apart to mitigate the noise and visual impacts of the bin.

III. PLANNING COMMISSION ACTION:

Following are sample resolutions for both approval and denial which may be used by the Planning Commission in their decision.

Sample resolution for approval

**Resolution _____
CUP for Grain Storage Facility**

WHEREAS, the property addressed 210 Bridge Avenue is zoned General Commercial; and

WHEREAS, the proposed property has a land use designation of General Commercial; and

WHEREAS, The Planning Commission provides the following findings:

- a) A grain storage facility has been operating from this site since 1889, 128 years.
- b) The current owners have operated the site for 14 years.
- c) Conditions placed in this CUP will protect the health, safety & general welfare of the community and neighbors use and enjoyment of property and their property values.
- d) The purpose of the General Commercial Zone allows for development of land for commercial/business uses such as grain storage facility
- e) There are no potential public health implications.
- f) The proposed use is consistent with the City Comprehensive Plan.
- g) No increase in current truck traffic or change in truck routes are proposed.
- h) The site has city sewer and water service.

June 5, 2019

NOW THEREFORE, IT IS HEREBY RESOLVED, the Planning Commission approves the Conditional Use Permit for a grain storage facility at 210 Bridge Avenue allowing for the demolition of a warehouse building and the construction of one 310,000-bushel storage bin and catwalk as indicated on the elevation and site plans.

Sample resolution for denial:

Resolution _____
CUP for a Grain Storage Facility

WHEREAS, the property addressed 210 Bridge Avenue is zoned General Commercial (GC); and

WHEREAS, a Conditional Use Permit is required for a grain storage facility; and

WHEREAS, The Planning Commission provides the following findings: **[insert findings as deemed appropriate]**

- The intensity of the use is no longer compatible with the adjacent neighborhood; and
- The visibility of the proposed bin will be detrimental to the views and enjoyment of the surrounding neighbors, and
- The increased noise and debris cannot be mitigated in such a way as to reduce the negative impacts to the neighborhood, and

NOW THEREFORE, IT IS HEREBY RESOLVED, the *Planning* Commission denies the Conditional Use Permit to remove a storage/office use warehouse and construct the proposed grain bin as requested by the owner and manager of Gerken's Feed & Grain.

CUP – Gerken’s Feed & Grain
210 Bridge Avenue
2019 - Staff Review

Section 305.04 4C General Standards. No conditional or interim use shall be granted by the Planning Commission unless the Board shall find:

<i>Standard</i>	<i>Staff Comments</i>	Standard Met?
1. That the establishment, maintenance, or operation of the use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the City;	An additional storage bin for load-out usage with trucks entering and leaving the site on designated truck routes may not be detrimental or endanger the public health or general welfare of the City.	Yes No Discussion Recommended
2. That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;	The operational hours of 7:30 a.m. to 5:00 p.m. Monday thru Friday and 24-hour use of the drying fans and the overall height of the bin and potential increased debris might impede the use and enjoyment of other properties in the immediate vicinity.	Yes No Discussion Recommended
3. That the establishment of the use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;	The proposed additional storage bin and removal of the warehouse building will alter the street view of the property from 2 nd Street. The agricultural/commercial use of the site is consistent with the City Comprehensive Plan which shows the property and surrounding blocks as general commercial. However, the use may not continue to be compatible with the adjacent medium density residential uses.	Yes No Discussion Recommended
4. That adequate utilities, access road, drainage, and/or necessary facilities have been or are being provided;	The property is currently connected to city utilities and no construction or drainage issues are anticipated.	Yes No Discussion Recommended
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;	Gerken’s uses Bridge Avenue and 2 nd Street to enter and exit the storage bin area. Both streets are designated truck routes.	Yes No Discussion Recommended
6. That the use shall, in all other respects, conform to the applicable regulations of the district in which it is located.	Agricultural storage bins are a conditional use in the GC zone. With the proposed conditions outlined in the CUP, the demo and construction of a new grain bin will be required to meet all of the performance standards within the Zoning Ordinance.	Yes No Discussion Recommended

7.	Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, screening (including fencing and/or plantings), security provisions, refuse management, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Board upon its finding that these are necessary to fulfill the purpose and intent of this Section or other sections of City Code.	A proposed wood stockade fence or landscape screen is proposed to provide a visual and noise barrier for the property owners along 2 nd Street. Traffic circulation and access along 2 nd Street will provide adequate access to the site.	Yes No Discussion Recommended
8.	No application for a conditional or interim use that has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of said order or denial, except on the grounds of new evidence or proof of change of conditions found to be valid by the Planning Department	N.A.	Yes No Discussion Recommended
9.	In any case where a conditional or interim use has not been established within one (1) year after the date of granting thereof, then, without further action by the Planning Commission, the conditional use or authorization shall be null and void.	N.A.	Yes No Discussion Recommended

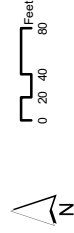
Section 305.06 Subd. 12 N provides for additional standards for **CUP's in shoreland zones**. The property is within the S3 Shoreland Zone. The Planning Commission shall review the application and consider the waterbody, the topography, vegetation, and soils conditions on the site and only issue a CUP where there are findings to ensure:

<i>Standard</i>	<i>Staff Comments</i>	<i>Standard Met?</i>
10. The prevention of soil erosion or other possible pollution of public waters, both during and after construction	The site's impervious and pervious conditions will not change	Yes No Discussion Recommended
11. The visibility of structures and other facilities as viewed from public waters is limited in undeveloped areas and screened as deemed appropriate in developed areas	The removal of the warehouse building and construction of a grain bin will expose the bin to full view along 2 nd Street. Therefore, a screened area is proposed between the bin and 2 nd Street. No increased exposure to open water is anticipated. The site has public sewer and water.	Yes No Discussion Recommended
12. The site is adequate for water supply and sewage treatment		Yes No Discussion Recommended
13. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft	No watercraft will be used on this site.	Yes No Discussion Recommended



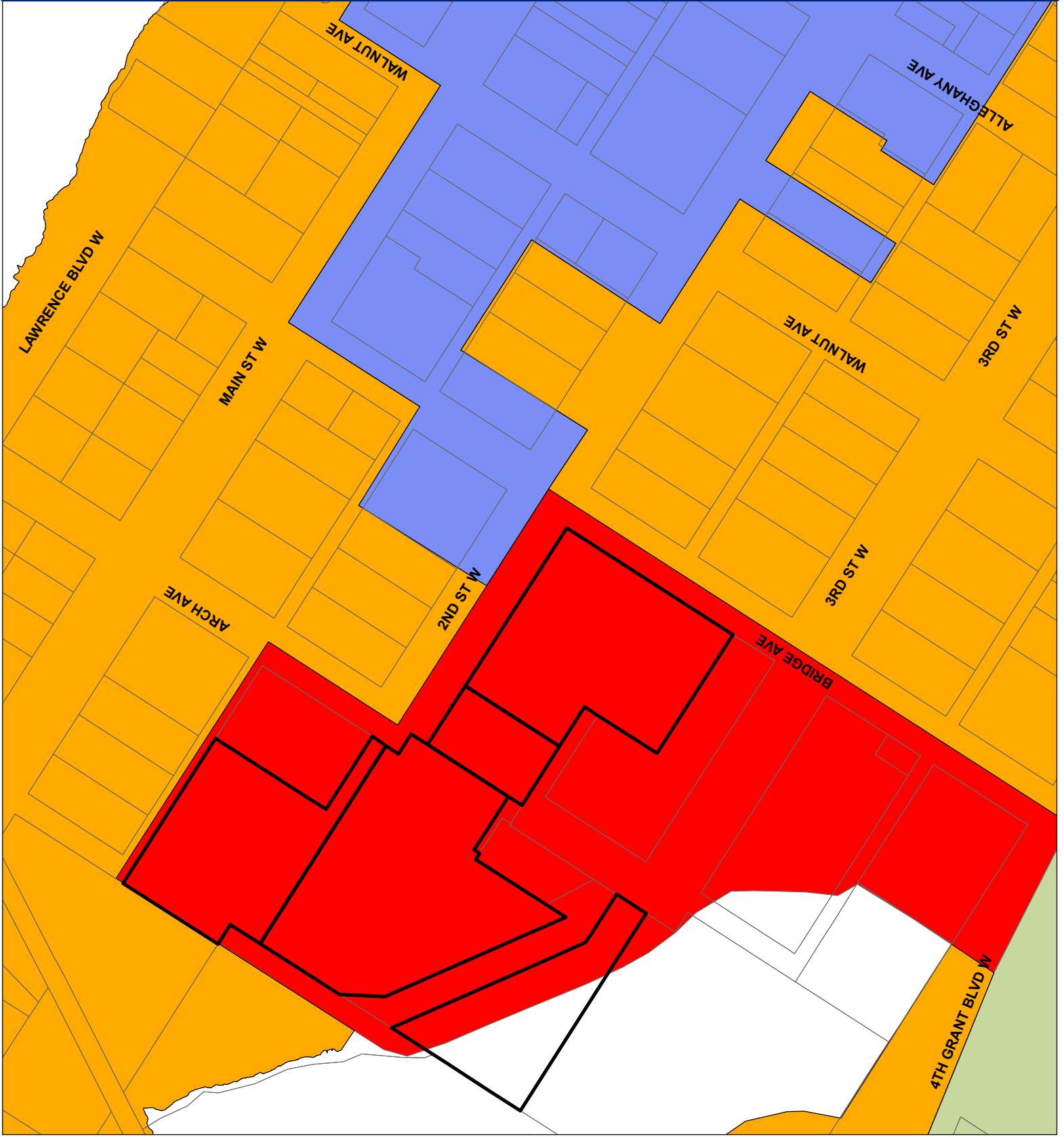
Gerken Feed & Grain

CUP - 2019
Zoning Map



Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. The City of Wabasha is not responsible for any inaccuracies herein contained.



Planning Commission

6)a)

Meeting Date: 06/11/2019

SUBJECT: HWY 60 Reroute

DEPARTMENT: Planning & Zoning

TITLE:

Hwy 60 Reroute

PURPOSE:

Attachments

Port Authority Memo



TO: PLANNING & ZONING COMMISSION
FROM: KRISTI TRSKO, PLANNING CONSULTANT
SUBJECT: HIGHWAY 60 REROUTE THROUGH THE ATHLETIC FIELD
DATE: 05/29/2019

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.

The following general comments were made by the Planning Commission during the May 14th Meeting:

Highway/Truck Traffic Improvements:

1. All three options are better/safer than allowing the current dogleg to continue.
2. 90-degree, 4-way intersections needs to be maintained for trucks and automobiles.
3. The intersection at Grand Boulevard West needs to continue to provide access to the hospital and other downtown destinations.
4. We need to understand the automobile/pedestrian conflicts and plan the safest route for both users.
5. Option A2 could encourage fewer people to go through town.
6. Truck stops and starts, i.e. noise and speed should be reviewed.

Future Land Use Issues:

1. This area is probably too loud for residential use.
2. Utilize the space with more commercial and/or recreational uses
3. Recreational uses such as volleyball and hockey were mentioned
4. Parking for special events and snow removal were also discussed as needs in this area.

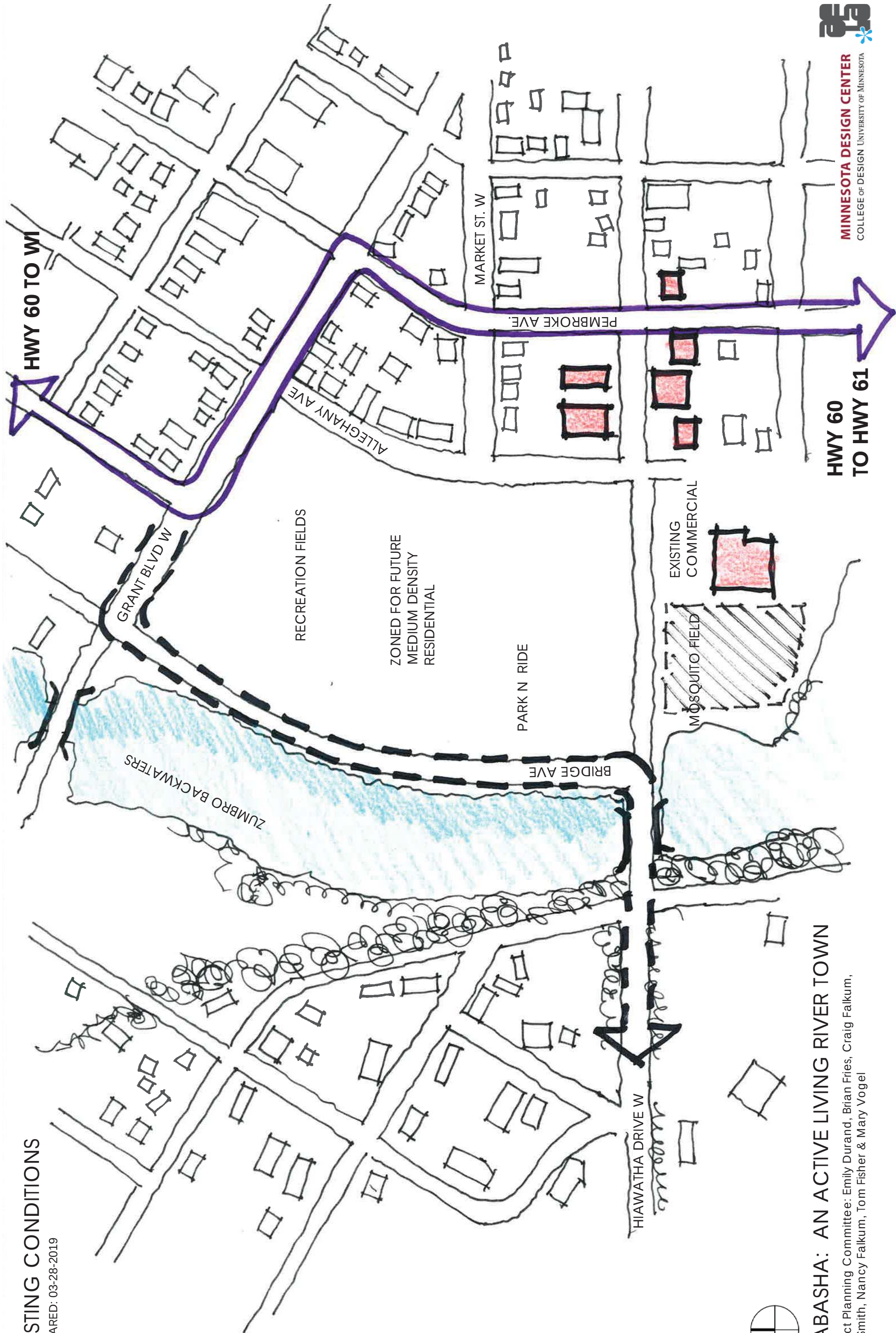
Design:

1. Having an open space park concept along the Slough would be a better 'City' entrance.
2. Trees will also help slow down the traffic and are more inviting.

3. We should look for ways with this change to improve the connectivity to other parks and trails.
4. Dredging out the Slough could provide for more fishing/dock opportunities and allow some of the property between Highway 60 and Alleghany to have a mixed use.
5. Floating bridges and increased fishing signage was discussed.
6. Dredging could also allow more uses such as kayaking and canoeing.
7. Potentially expanding the Slough and developing wetland areas adjacent to the Slough could also allow for the development of Mosquito Field.

EXISTING CONDITIONS

PREPARED: 03-28-2019

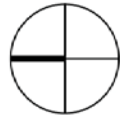


WABASHA: AN ACTIVE LIVING RIVER TOWN

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



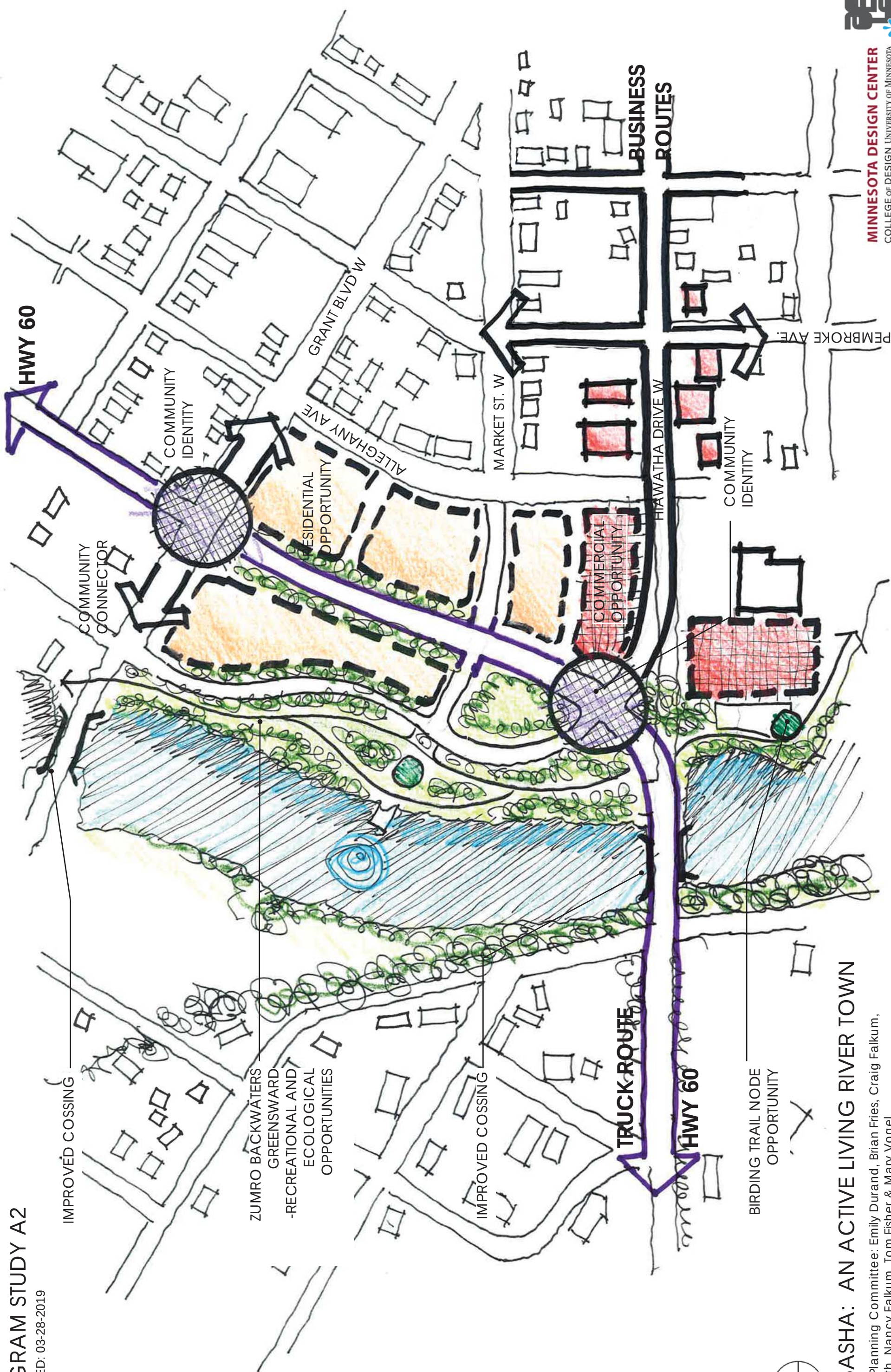
PREPARED: 03-28-2019



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

DIAGRAM STUDY A2

PREPARED: 03-28-2019

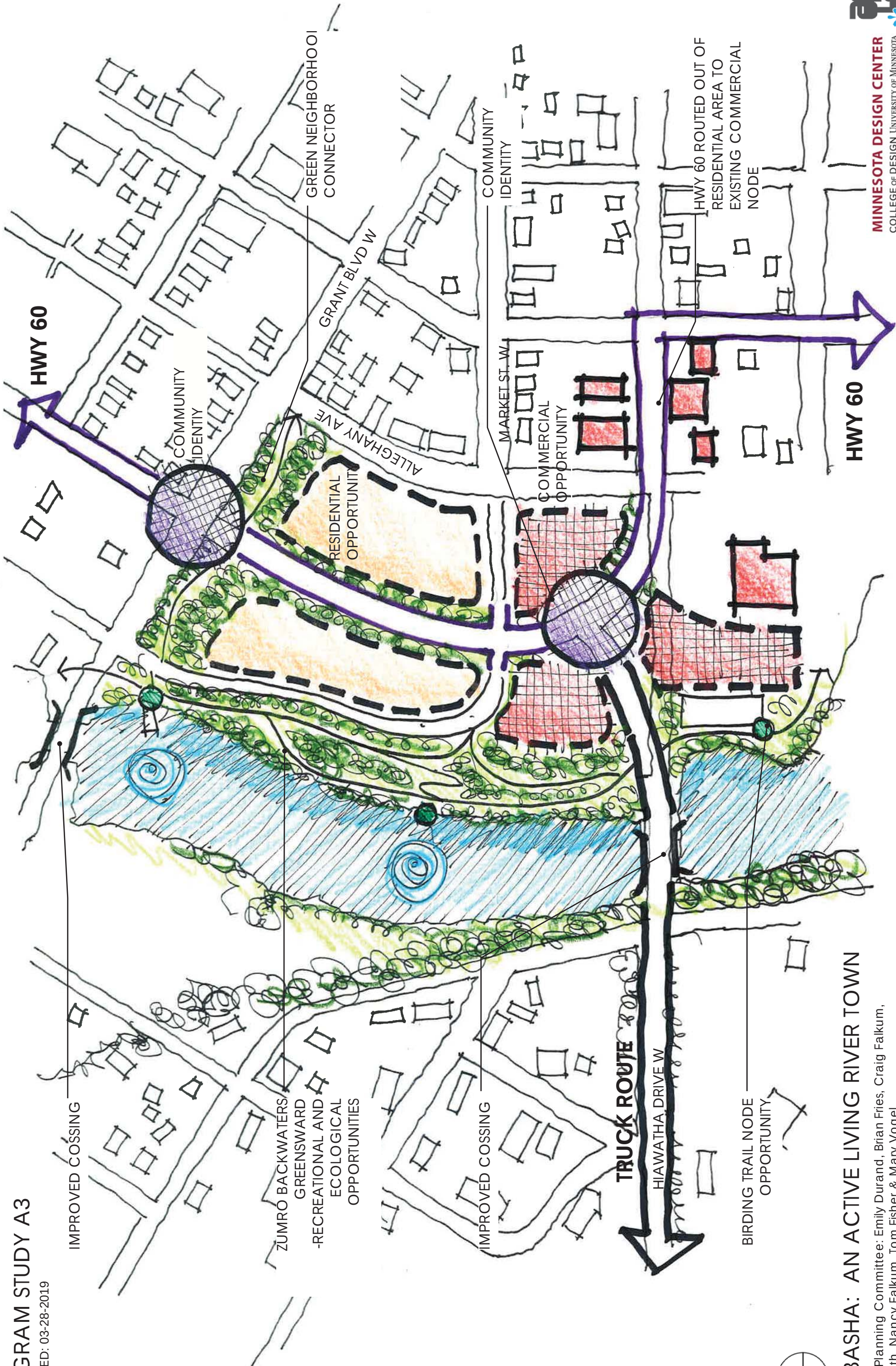


WABASHA: AN ACTIVE LIVING RIVER TOWN

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

